

# Chapter Six

## Existing Land Use and Zoning

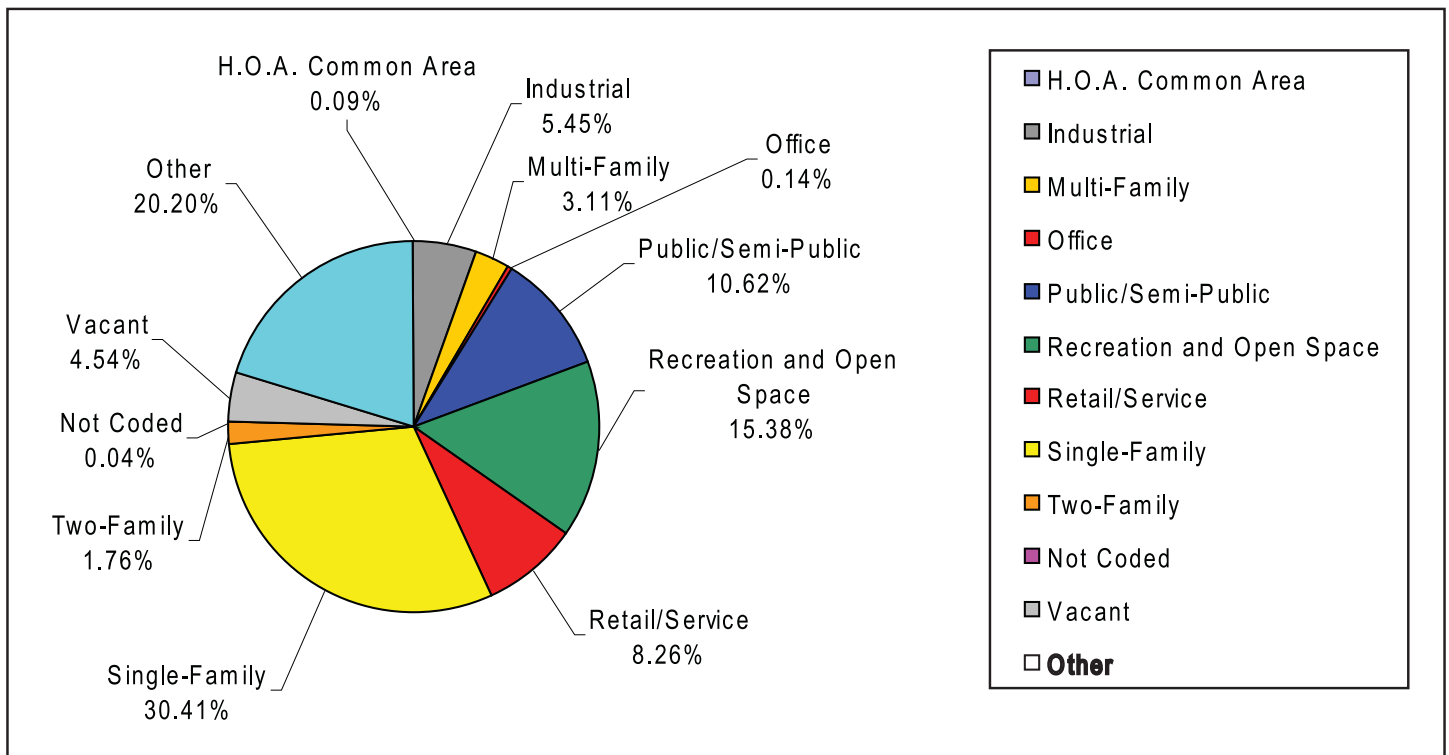
### Existing Land Use

There are a wide variety of land uses within the study area, which are illustrated in Map 6.1 and Chart 6.1 below. Residential uses comprise the largest use category with approximately 35 percent of the total land mass within the Latonia Study Area, or approximately 410 acres. The majority of residential uses are single-family, comprising over 30 percent of the entire land area. Multi-family comprises over 3 percent and two-family residential is approximately 1.5 percent. Both of these uses are scattered throughout the area.

Land uses associated with right of way comprise the next largest use category with approximately 20 percent of the total landmass. These uses include both rail and roadway right of way. Recreation and open space make up the next largest use category and total just over 15 percent. The majority of this category of land use is within two facilities; the Twin Oaks Golf

& Plantation Club and the Bill Cappel Youth Sports Complex, both of which lie close to the edges of the community along the Licking River and Banklick Creek. Public / semi-public uses, or those comprised of churches and schools, is the fourth largest land use with a little over 10 percent. Retail / service uses comprise approximately 8 percent of the total land mass. Most of these land uses are located along Winston Avenue, primarily in the two large shopping centers and in Ritte's corner. There are some commercial uses scattered in areas primarily zoned for residential land uses, such as those along Decoursey Pike south of 40th Street. Industrial land uses, comprising a little over 5 percent, are located in the area behind the Winston Avenue shopping centers and stretches to West 35th Street. These industrial areas are bisected by the railroad.

Chart 6.1 - Existing Land Use Percentages



### Considerations

- Examine whether Latonia needs as much commercial acreage in areas that will likely redevelop
- Evaluate existing and future commercial land uses by type and location based on the market study (See Chapter 3 - Market Study Summary)
- Additional park and recreation space should be considered in smaller pocket parks

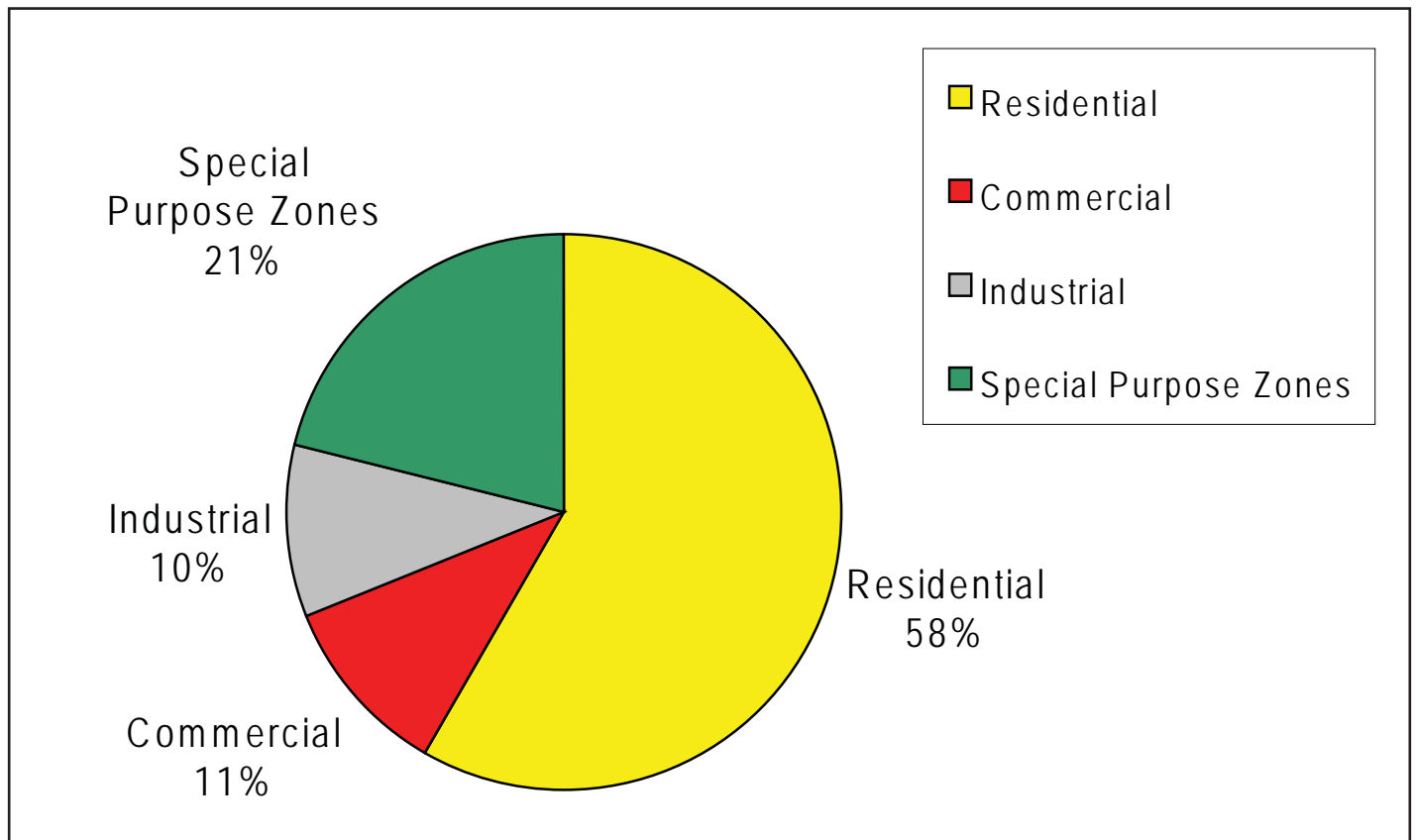
### Existing Zoning

Numerous zones exist within the study area and are displayed in Map 6.2 and Chart 6.2. The majority of the study area (approximately 60 percent) is zoned as some density level of Urban Residential (RU). The City of Covington’s zoning ordinance specifies these zones as areas that are primarily intended to be applied in built-up areas, or areas that have already experienced development. All land areas identified as in the RU zones are intended to have excellent access to transportation facilities and a full range of urban facilities and services. The exception is land within the RU-5 zone, which may be used to accommodate development in developing suburban areas as well as infill development.

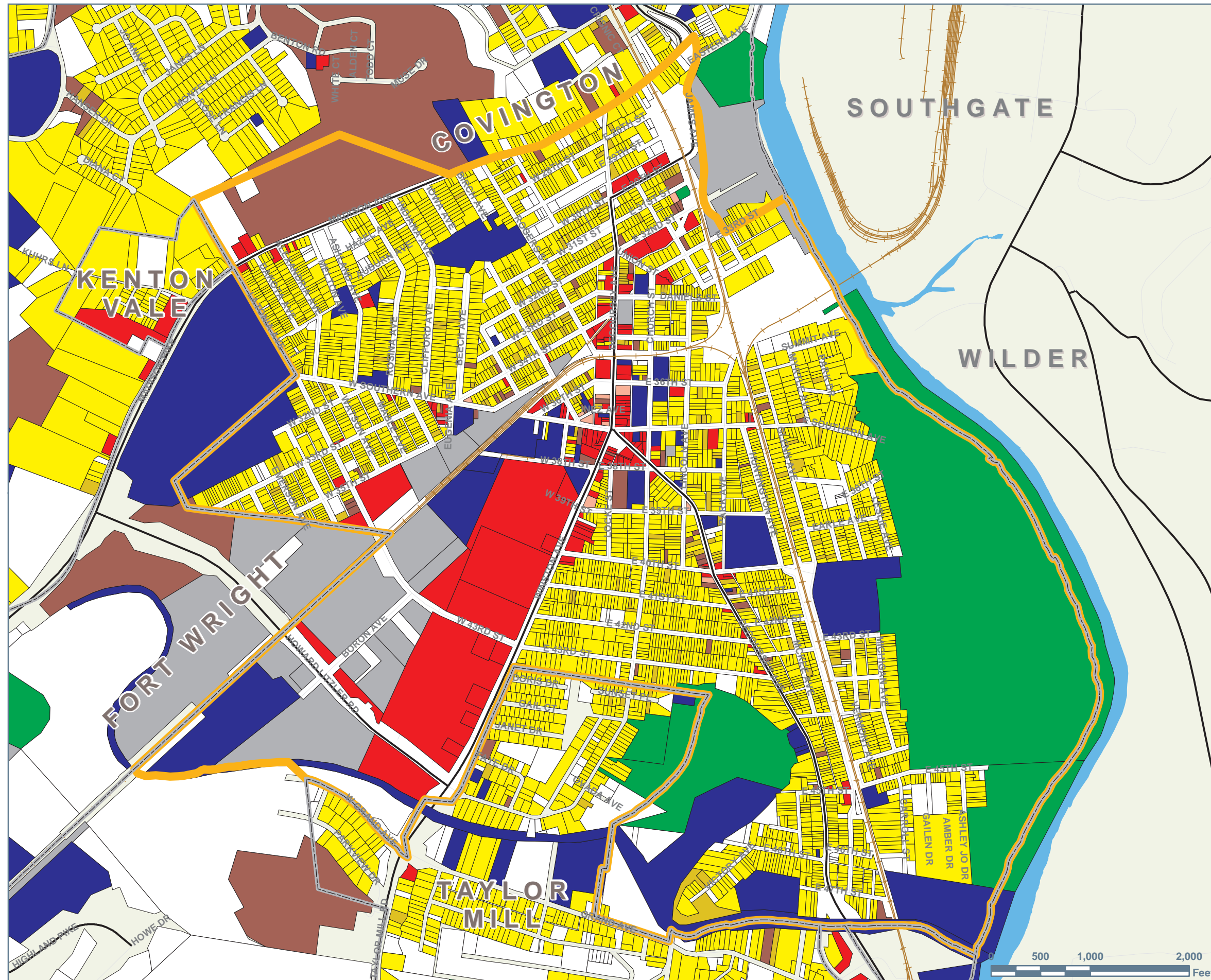
Chart 6.2 - Existing Zone Percentages

| Zone                         | Acreage | Percentage |
|------------------------------|---------|------------|
| <b>Residential Zones</b>     |         |            |
| RS-7.5                       | 8.95    | 0.77       |
| RU-1                         | 1.72    | 0.15       |
| RU-2                         | 607.84  | 52.45      |
| RU-2B                        | 43.26   | 3.73       |
| RU-3.5                       | 4.10    | 0.35       |
| RU-5                         | 10.67   | 0.92       |
| <b>Commercial Zones</b>      |         |            |
| CC-1A                        | 93.11   | 8.03       |
| CG-1M                        | 2.38    | 0.21       |
| CG-1P                        | 22.39   | 1.93       |
| CG-5M                        | 1.70    | 0.15       |
| CN-1M                        | 3.01    | 0.26       |
| CN-1P                        | 1.26    | 0.11       |
| <b>Industrial Zones</b>      |         |            |
| IG-1A                        | 5.16    | 0.45       |
| IL-1A                        | 22.15   | 1.91       |
| IP-1A                        | 85.83   | 7.41       |
| <b>Special Purpose Zones</b> |         |            |
| REC                          | 14.02   | 1.21       |
| RP                           | 231.82  | 20.00      |

Chart 6.2 - Existing Zoning Percentages



# Map 6.1 Existing Land Use



- Legend**
- Agricultural
  - HOA Common Area
  - Single-Family
  - Two-Family
  - Multi-Family
  - Retail/Service
  - Office
  - Industrial
  - Public/Semi-Public
  - Recreation and Open Space
  - Not Coded
  - Right-of-Way
  - Vacant
  - City boundary
  - Study Area
  - Railroad
  - US and State Hwy
  - County and Local Roadways

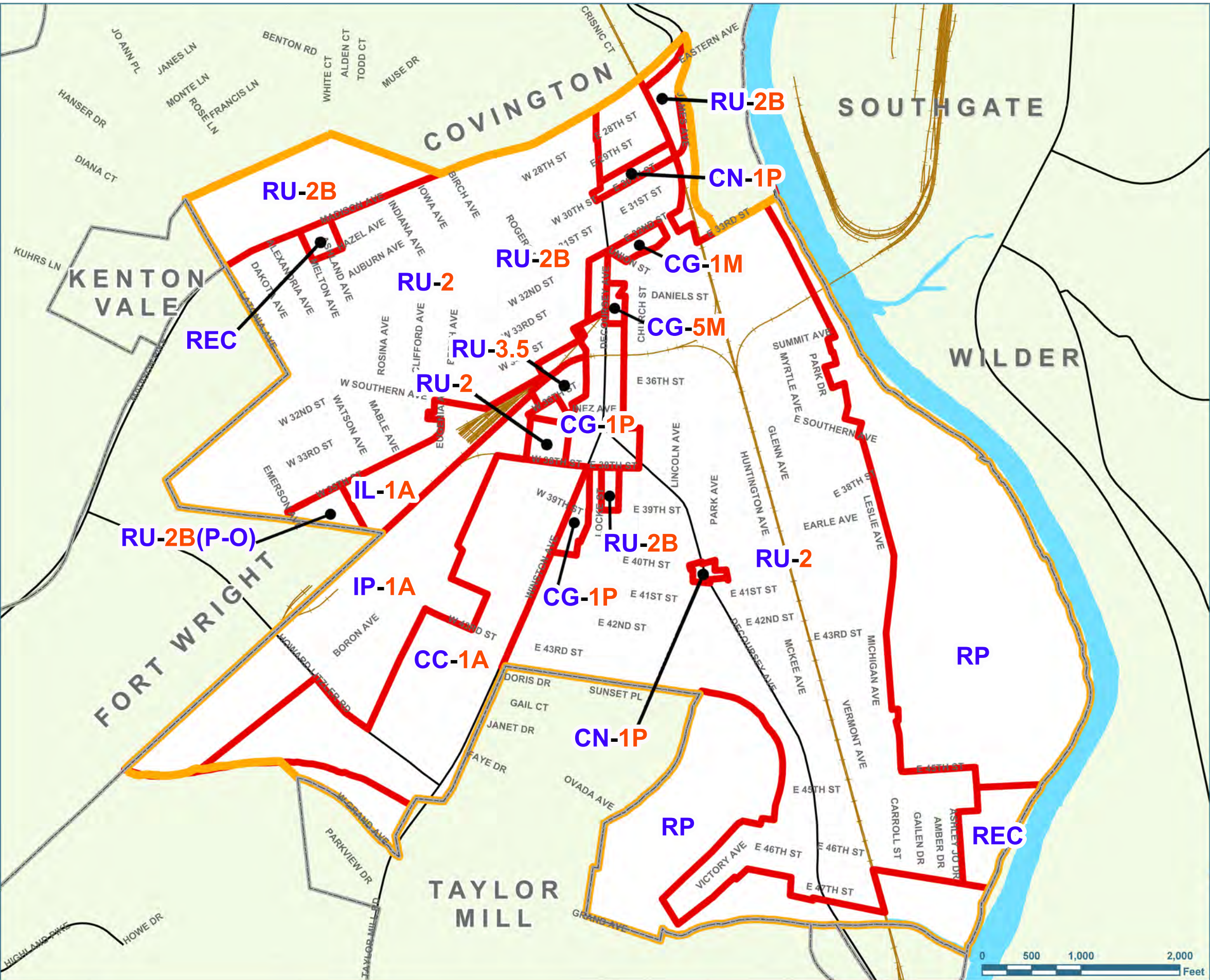


Source: LINK GIS Date: March, 2010










# Map 6.2 Existing Zoning



### Legend

-  City boundary
-  Study Area
-  Railroad
-  US and State Hwy
-  County and Local Roadways

Source: LINK GIS Date: March, 2010



Special infill development standards apply in these built-up areas to ensure development is compatible with the surrounding context (e.g. keeping with the established character of the surrounding city). All of these zones, with the exception of the RU-1 Zone, allow for moderate-density development consisting of detached and attached housing. The RU-1 Zone allows for moderate to high-density development.

There is one smaller stand-alone RU-2 Zone located in the southern portion of the study area that has a phased overlay zone attached to it. Phased Zoning is used in cases where the timing and/or phasing of the zoning of an area is especially critical to the implementation of the Area Wide Comprehensive Plan. The intent of the phased zoning is to encourage redevelopment of a specified area for the land use designated within the comprehensive plan when the necessary conditions for the development are realized. The comprehensive plan identifies the approximate 3.8 acre area for industrial land uses. Phased Zoning does not restrict the use of a property as it pertains to the underlying zone.

The City of Covington Zoning Ordinance establishes five Special Purpose zones for resource protection (RP), agriculture (AG), public and institutional (PI), recreation and open space (REC) and arts and technology (ART). Land within these zones comprises approximately 20 percent of the study area with much of this in Resource Protection (RP), which is intended to protect natural resources. Both Twin Oaks Golf & Plantation Club and the Bill Cappel Youth Sports Complex are zoned RP. There is a small amount of land zoned recreational and open space (0.47 percent)

Industrial zones make up almost 10 percent of the area, a majority of which is in the Industrial Park (IP-1A) zone. This zone is for low-impact manufacturing, wholesaling, warehousing, and distribution activities. There is a small amount of Limited Industrial IL-1A (approximately 1.9 percent), which allows moderate impact uses such as limited and general manufacturing, recycling facilities, and warehousing. A small amount of land is zoned as General Industrial IG-1A (0.45

percent), which allows for high impact uses such as salvage yards, intensive manufacturing, warehousing, and mining facilities.

Commercial zones account for a little over 10 percent of the area. There are six different commercial zones with the largest being Community Commercial CC-1A (approximately 8.03 percent). This zone overlays a majority of the shopping area along Winston Avenue and accommodates a broad range of commercial and mixed use development. Development in this zone is expected to be destination-oriented with a large percentage of customers arriving by automobile. There are also three different General Commercial zones, CG-1M, CG-1P, and CG-5M. These zones, found in the vicinity of Ritte's Corner and the northern section of Decoursey Avenue, are designated for a wide range of uses and typically will have smaller buildings and more local oriented occupants than the CC zone. Many of the uses in these zones are mixed in nature. There are two small areas zoned Neighborhood Commercial CN-1M, and CN-1P. These areas in the vicinity of the Decoursey Avenue and East 40th Street intersection and along East 30th Street are intended for smaller scale neighborhood uses that are more pedestrian-oriented in character.

It should be noted the "M" and "P" suffix at the end of the zone designation indicated on Map 6.2 determines the location of buildings in relation to the street. In zones classified as "M" at least 60 percent of the building facade must be placed within five feet of the front and side property lines. In zones with a "P" suffix (e.g., CN-1P), buildings must be placed within five feet of the front and street side property lines.

### **Considerations**

- Examine whether the many residential and commercial zones can be consolidated to streamline zoning
- Identify whether the current zone limits the desired development or allows for new development that may be incompatible, such as in use, size or density with adjoining or nearby land uses

