



 CR - Regional Commercial District

Sec. 3.18. - CR—Regional commercial.



3.1801. Purpose and intent. The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. Permitted uses.

1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements;
2. Adult uses (see [section 5.4](#) for standards);
3. Automotive, boat, trailer and motorcycle sales;
4. Automotive repair, major;
5. Bail bonds office;
6. Crematory;
7. Equipment sales, service, rental and repair;
8. Fairgrounds and fairground activities;
9. Food service establishments with drive-through facilities;
10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see [section 5.10](#) for standards);
11. Pawnshops;
12. Recreation facilities;
13. Residential permitted uses in RM-2, multifamily residential district as per [section 3.14](#).
14. Revival and gospel establishments under temporary use permits;
15. Seasonal stands, including produce and food under temporary use permit;
16. Television and radio broadcasting transmitter tower;
17. Truck stop facilities;
18. Trucking and parcel delivery service;
19. Warehousing and mini-storage for household goods and private vehicles;
20. Accessory uses customarily incidental to the above permitted uses.

3.1804. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Industrial or manufacturing activities, except as specifically permitted or permissible.

3.1805. Performance standards.

1. Lot area:
 - a. No minimum lot area is required for nonresidential lots or bed and breakfasts.
 - b. Residential uses shall meet the minimum area requirements in the RM-2, multifamily residential district as per [section 3.14](#).
2. Lot width: No minimum lot width shall be required for nonresidential lots or bed and breakfasts.
3. Lot depth: No minimum lot depth shall be required for nonresidential lots and bed and breakfasts.
4. Front yard:
 - a. Front building lines shall be no closer than ten feet from the street right-of-way line.
 - b. On corner or through lots, the required front yard will be provided on both streets.
5. Side yard: No side yard is required for nonresidential lots except on the side(s) of a lot abutting any adjacent existing dwelling or residential area or district in which case there shall be a side yard of not less than ten feet in depth.
6. Rear yard: No rear yard is required for nonresidential lots except where a lot abuts an existing dwelling or residential area or district, in which case there shall be a rear yard of not less than ten feet in depth.
7. Building area: Nonresidential structures have no minimum and/or maximum square footage requirements.

Sec. 3.17. - CBD—Community business.



3.1701. Purpose and intent. The community business district is representative of the core downtown business and retail area. The intent of the district is to recognize the unique and historic character of the downtown area and the pedestrian orientation of the neighborhood by combining residential uses with small-scale commercial, service and office establishments that are relatively compatible with residential uses. Lot sizes, setbacks, parking and landscaping requirements shall be more flexible to address the unique characteristics of an area substantially developed as a commercial district with smaller lots and greater development densities than newer areas of the city, prior to the regulation of such elements of site development by local codes.

3.1702. Permitted uses.

1. All permitted uses in CN neighborhood commercial with a gross floor area of less than 10,000 square feet;
2. Auction houses;
3. Auditoriums;
4. Automotive repair, minor;
5. Bars or nightclubs;
6. Funeral homes;
7. Hotels and motels;
8. Marina;
9. Nursing homes, convalescent homes and extended care facilities;
10. Passenger transportation terminal;
11. Recreation facilities, indoor;
12. Repair shops, including radio and television repair; furniture and upholstery finishing; and electronics repair, provided all activities are conducted in completely enclosed buildings;
13. All residential permitted uses in RM-2, multifamily residential district as per [section 3.14](#);
14. Restaurants, including fast food stores;
15. Retail and wholesale business and service establishments providing home furnishings; nursery supplies; tack and feed; retail lumber, paint and wallpaper; plumbing, heating and electrical sales; drapery, floor covering and tile sales;
16. Social club or lodge hall;
17. Tattoo establishments (see [section 5.5](#) for standards);
18. U.S. Post Office;
19. Public administrative offices and public service buildings, including fire and police stations;
20. Public and semi-public utility buildings and facilities necessary to serve surrounding neighborhoods (not including service or storage yards);
21. Vocational trade and business schools, provided all activities are conducted in completely enclosed buildings;
22. Accessory uses customarily incidental to the above permitted uses.

3.1703. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the

3.1703. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Drive-through uses for food service in the Division of St. John;
2. Industrial or manufacturing activities, except as specifically permitted or permissible;
3. Large-scale repair and heavy equipment repair and related service facilities;
4. The parking of any vehicles that are designed or intended for the storage or transport of hazardous or flammable materials;
5. Automotive fuel stations shall not be permitted in the Division of St. John.

3.1704. Conditional uses.

1. Drive-through uses for food service.

Conditional uses are prohibited unless application for the use has been processed by the City of Covington and the zoning commission has favorably approved such use. For all conditional uses, the plan approval process is that as set forth in [section 3.7](#). conditional uses, regardless of lot size or conditional uses.

When a drive-through use for food service is proposed in the CBD-Community business district, the zoning commission shall consider certain conditions to protect the best interest of the surrounding area. These conditions may include, but are not limited to, the following:

- a. Assure that the degree of compatibility to the surrounding land use shall be maintained.
- b. The architectural character defining exterior elements of the building is maintained.
- c. The drive-through area of service shall be limited to a separate traffic lane which is separately designated for use by drive-through service patrons.
- d. Each drive-through lane shall be a minimum of ten feet in width. The lane shall be independent of any on-site parking, parking maneuvering areas, public streets, alleys or traffic ways.
- e. The drive-through service lane shall be located in an area where it will not unduly interfere with the orderly flow of traffic generated by non-drive-through patrons.
- f. Adequate queuing for vehicles approaching the drive-through service facility shall be provided.

3.1705. Performance standards.

1. Lot area:
 - a. No minimum lot area is required for nonresidential lots or bed and breakfasts.
 - b. Residential units shall meet the minimum area requirements set forth in RM-2, multifamily residential district as per [section 3.14](#).
2. Lot width: No minimum lot width shall be required for nonresidential lots or bed and breakfasts.
3. Lot depth: No minimum lot depth shall be required for nonresidential lots or bed and breakfasts.
4. Front yard:
 - a. Front building lines shall be no closer than ten feet from the street right-of-way line.
 - b. On corner or through lots, the required front yard will be provided on both streets.
5. Side yard: No side yard is required for nonresidential lots except on the side(s) of a lot abutting any adjacent existing dwelling or residential area or district in which case there shall be a side yard of not less than five feet in depth.
6. Rear yard: No rear yard is required for nonresidential lots except where a lot abuts an existing dwelling or residential area or district, in which case there shall be a rear yard of not less than five feet in depth.
7. Building area: Nonresidential structures shall not exceed 10,000 square feet in area.

