

**CITY OF COVINGTON**  
**DOWNTOWN DEVELOPMENT STANDARDS (FEB. 4, 2010)**  
**COVINGTON MUNICIPAL CODE CHAPTER 18.31**  
**OUTLINE**

**A. General**

1. Applicability
2. Purpose and Intent.
3. Interpretation
4. Authority
5. Variance – When Required

**B. Design Review**

1. Adoption of Design Standards by Reference
2. Administrative Approval
3. Design Departure

**C. Nonconforming Development**

1. Legal Nonconforming Status
2. Reconstruction, Alteration or Enlargement
  - a. Intentional Alteration
  - b. Catastrophic loss
  - c. Major modifications
  - d. Minor modifications
  - e. Interior Improvements

**D. Commercial Site Development Permit – Supplemental Town Center Criteria**

1. Purpose
2. When required
3. Decision Type, Authority and Reference
4. Public Meeting – When Required
5. Decision Criteria.
  - a. Consistency with Comprehensive Plan
  - b. Implements Town Center Vision – Specific Elements and References.
  - c. Consistency with Infrastructure Improvement Plans
  - d. Coordination with Adjacent Properties
6. Required Application Materials – Reference and Ability to Require Additional Information
7. Permit Consolidation and Timing.

**E. Zoning Map**

**F. Districts Established**

1. Town Center.
2. Mixed Commercial.
3. General Commercial.
4. Mixed Housing/Office Zone.

**G. Permitted Uses**

1. Permitted Use Table
2. Use Determination Process
3. Decision Authority

**H. Basic Development Standards Table:** Max. Height, Min/Max density, Base/Max FAR, Max Impervious Surface Coverage, Lot Frontage Requirement, Minimum Setbacks, Maximum Setbacks and Primary Entrance Requirement.

**I. Menu of Project Amenities to Achieve Increased Floor Area Ratio (FAR)**

**J. Parking, Access and Circulation Standards**

- a. Parking Location
- b. Minimum Parking Requirements
- c. Maximum Parking Requirements
- d. Parking Management Plan Required
- e. Reference to Engineering Standards
- f. References to Design Standards

**K. Public Space Requirements**

- a. Applicability
- b. Minimum Size
- c. Orientation
- d. Reduction
- e. Building Entrance Orientation
- f. Relationship to Town Center Public Space.
- g. Reference to Design Standards

**L. Required Landscaping**

- a. Minimum Landscape Area
- b. Landscape Buffers and When Required
- c. Reference to Technical Landscape Standards
- d. Reference to Design Standards

**M. Sign Requirements**

- a. Applicability
- b. Special Requirements For Type I Streets
- c. Prohibited and Allowed Signs
- d. Maximum number of signs
- e. Maximum total signage area
- f. Reference to Additional Citywide Standards
- g. Reference to Design Standards