



APPLYING FOR A ZONING PERMIT - NEW BUSINESS/ CHANGE OF USE

City of Covington – Department of
Economic Development
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Refer to Article 158.02 or Article 158.03 of the NDC for detailed information regarding uses.

Find your property on the Character District Map to determine its character district.

STEP
01

STEP
02

To see what uses are allowed, refer to the Permitted Building Types table for your character district in Article 158.02, Character Districts.

Refer to Article 158.03, Division 06, Sec. 03.06.3, *Permitted Uses by District Table*, for more information regarding all uses in the City. Sec. 03.07.1 provides the use specific standards (if necessary).

STEP
03

STEP
04

Complete Zoning/Design Permit Application. Don't forget to include a description of your proposed use and what the existing use at the property is.

Here is a link to the consolidated use table:
[http://online.encodeplus.com/regs/
covington-ky/doc-viewer.aspx#secid-70](http://online.encodeplus.com/regs/covington-ky/doc-viewer.aspx#secid-70)

Here is a link to the use specific standards:
[http://online.encodeplus.com/regs/
covington-ky/doc-viewer.aspx#secid-67](http://online.encodeplus.com/regs/covington-ky/doc-viewer.aspx#secid-67)



NEIGHBORHOOD DEVELOPMENT CODE

(Ord. No. O-22-20, 09/22/2020)

ARTICLE 158.03 LAND USE STANDARDS

Division 06 Permitted, Conditional, Limited, and Prohibited Uses

Sec. 03.06.3 Permitted Uses by District Table

A. Special-Purpose Districts.

1. Permitted uses in the Resource Protection (RP) district are identified in [Subsec. 02.04.5.A.](#)
2. Permitted uses in the Recreation (REC) district are identified in [Subsec. 02.04.5.B.](#)

B. Non-Special-Purpose Districts. Permitted uses for all non-special-purpose districts are identified in [Table 03.06.3, Permitted Uses by District](#), below.

Identify the column for your property's character district.

Table 03.06.3, Permitted Uses by District

Use Category	Specific Use ¹	Residential									Mixed-Use				Commercial, Office, and Industrial				Use-Specific Standard
		RR	SR	SU	CMU	CRM	DTC	DTR	TUMU	TUR	AUC	SO	SI	LI	GI				
Agriculture																			
	Community Garden	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L		
	Community Garden (residential or retail)	L	--	--	--	--	--	P	P	--	--	--	--	--	--	P	P		
	Roadside Stand	C	C	C	C	C	--	--	C	C	--	--	--	--	--	--	--		
Agriculture and Animal Services	Veterinary Clinic or Veterinary Hospital	C						P	P										
	Other Agriculture and Animal Services including: Animal Production; Crop Production; Stable (Private and Non-Commercial); Stable (Public or Commercial)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Accessory Dwelling Unit	L	L	L	--	L	L	--	--	L	--	--	--	--	--	--	--		
Household Living	Dwelling, Single-Family	P	P	P	P	P	P	--	P	P	--	--	--	--	--	--	--		
	Dwelling, Two-Family	--	L	P	P	P	P	P	P	P	--	--	--	--	--	--	--		
	Dwelling, Three- or more-Family	--	--	P	P	P	P	P	P	P	--	--	--	--	--	--	--		

"L" Limited Uses require use specific standards to be met before they can be approved.

"P" Permitted Uses are permitted by right, but still require you to submit a zoning permit for review.

"--" signs mean that the use is NOT permitted in that district.

"C" Conditional Uses require a BOARD hearing before they can be approved. They may also require use specific standards to be met.

Hyperlinks to use specific standards for each use can be found in this column.

Each use has hyperlinks to their definitions when you are on the webpage.

Please Use this link to submit your
application and documents for zoning
permit review:

<https://portal.iworq.net/COVINGTON/new-permit/600/4053>