

Zoning

The subject is in the Town Center Mixed (TCM) zoning area which is primarily related to higher density areas and provides a location for common and frequent needs of the city, such as residences, retail, goods and services, and offices. It is designed to encourage a pedestrian-friendly, urban form, which limits conflict between vehicles and pedestrians.

ZONING	
Designation	Town Center Mixed (TCM)
Zoning Authority	City of Covington
Permitted Uses	Residential accessory dwellings, townhouses & multifamily (less than 5 acres), duplex; Construction of business office buildings and temporary structures; Beverage/tobacco product manufacturing, Medical/dental laboratories; Online motor vehicle sales, furniture, floor coverings, electronics/appliance, camera/photographic supplies, building material/garden equipment & supplies, paint/wallpaper, hardware, nursery/garden, food & beverage stores, farmers market produced off-premises, health/personal care, pharmacies/drug stores, cosmetics, optical goods, gasoline stations (+ with convenience store), jewelry, luggage/leather goods, sporting goods, shopping center, book stores, general merchandise, department store, florists, office supplies, gift, used merchandise, pet supply, residential/private restricted use/public use electric vehicle charging stations; Scenic and sightseeing transportation (land); Theaters, television broadcasting stations, data processing, libraries/archives; Insurance carriers/agencies, funds; Banquet hall, real estate agents/brokerages, home health equipment rental, commercial air/rail/water transportation equipment rental/leasing; Computer programming/design, direct mail advertising, animal hospitals/vet clinics; Management of companies/enterprises; Travel agencies, Locksmiths, Educational support services, Physical/dental clinics, Medical labs, General medical/surgical hospitals, Personal care home, Day care, Performing arts/spectator sports, sports teams/clubs, fitness/recreational sports centers, museums, nature parks, bed & breakfast inn, short-term vacation rental, full & limited service restaurants, brewpub, ice cream, caterers, hotels/motels, laundromat, parking lot/garages, place of worship, civil/social organizations
Prohibited Uses	For-rent single-family detached development; Agriculture/Forestry/Fishing/Hunting; Mining; Utilities (unless special permit); Manufacturing of most kinds: food, textile mills, apparel, compost, plants/machinery, electrical equipment, transportation, furniture, open yard storage business; Wholesale trade; Retail trade of recreational vehicles and boats, farmers market with products produced on-premises, bottled gas dealers; private airport, general or specialized freight, transit and ground passenger transportation, taxi service, packing/crating, couriers, warehousing/storage (general, large vehicles, flammable liquids); Wired telecommunications carrier buildings; Mini-warehouses/self-storage units, general rental centers, passenger car rental; physical distribution and logistics consulting, advertising material distribution, Collection agencies/repossession services, pest control, landscaping, landfill, Ambulatory health care, amusement arcades, golf courses/country clubs, bowling centers, indoor shooting range, horse stables, zoos/botanical gardens, extended stay hotels/motels, RV parks, rooming/boarding houses, industrial launderers, boarding/breeding kennels, truck terminal/dispatch/parking
Current Use	Office-Retail-Multi-Family
Current Use Legally Permitted	Yes
Conforming Use	The bulk of the improvements as well as the parking conform appear to conform.

Source: City of Covington Planning & Zoning Department

Zoning Conclusion

The current use for the subject property is office use and is a permitted use based on the current zoning guidelines. No zoning change is believed to be imminent. Based on the foregoing, it appears that the subject's improvements are a legally conforming use of the subject site.