



ERLANGER STEERING COMMITTEE  
Meeting #8 Summary

**Date:** Tuesday, April 9, 2013  
**Time:** 6:00 pm – 8:00 pm  
**Location:** Erlanger City Building

**Present**

**Committee Members**

Mark Stewart            Jeanine Schilling  
Phil Dress                Randy Blankenship  
Megan DeSola

**NKAPC Team Members**

Michael Ionna, AICP  
Andy Videkovich, AICP

**Discussion Points**

At March’s meeting, staff introduced the idea of using general use groups instead of the laundry list of uses that are currently used within the Erlanger Zoning Ordinance. The committee members present discussed the use groups and generally agreed with the concept. They asked that staff prepare a table showing the uses that would be permitted in each subdistrict in order to provide feedback at this month’s meeting.

Staff prepared and presented information sheets that outlined some proposed development standards for each subdistrict, which includes permitted uses. Please refer to the attached information sheets. **Please note that the information contained on these sheets is preliminary and subject to change.**

It is important to note that nothing in these regulations will require a property owner to immediately spend a lot of money to upgrade a building that does not meet these regulations. These regulations will only apply to additions to existing buildings and to new developments. Additions to existing buildings will have to meet the regulations only to the extent that the regulations apply to the specific project. For instance, an entire building will not need to be updated just because a small addition is proposed on the back of a building.

Each subdistrict will have its own unique set of development standards and permitted uses. Below is a summary of the intent of each subdistrict and how the proposed development standards currently address the intent.



### **Subdistrict 1 – “Core”**

The Core is intended act as the nucleus for the surrounding neighborhoods by providing a wide range of shops and services. Due to the proximity to Commonwealth Avenue and I-71/75, this area is seen as having a high potential for a more compact built environment than what is permitted under the current zoning.

The current proposed regulations offer significant flexibility in the front, side, and rear setbacks, as well as requiring a reduction in the number of off-street parking spaces. These two concepts are intended to free up more of the land dedicated to off-street parking and setbacks to be developed. The Core will permit a wide range of retail services, offices, and public and civic uses. Residential uses are only permitted in mixed use buildings on the upper stories. A higher level of transparency and building articulation is required in this subdistrict.

### **Subdistrict 2 – “Core Flex”**

This subdistrict is in many ways similar to the Core. The major difference is that this subdistrict permits multi-family buildings. The current proposed regulations still allow for the flexible setbacks along the front, side, and rear. Off-street parking reductions are possible, but not required in this subdistrict. At this point, the transparency requirements are the same as in the Core area.

There was discussion in March and at the April meeting about what the most appropriate density for multi-family should be. The steering committee wants staff to do some more research on appropriate densities.

### **Subdistrict 3 – “Transition”**

The Transition subdistrict is intended to expand the uses in the area while allowing a less compact built form. The goal is to still increase the potential of the land but at a scale that is more sensitive to the surrounding neighborhoods.

The proposed regulations still allow for the flexible front yard setback, but require a minimal setback adjacent to residential uses. Live/work units (buildings that are constructed with a store front facing the street and have an attached residence on the rear) are permitted in this subdistrict. While mixed use and commercial buildings are permitted, they are limited in how large they can be. Transparency is required, but less than that of the Core and Core Flex areas.

### **Subdistrict 4 – “Urban”**

The Urban subdistrict is intended to evoke a more urban single-family neighborhood with embedded commercial uses. Another goal of this area is to increase the number of people living in close proximity to the Core, Core Flex, and Transition areas. The subdistrict allows more residential uses and fewer commercial uses. The size of commercial uses is also limited in order to prevent large incompatible uses in the neighborhood. If transparency is required in this subdistrict, the required amount should be set low.



### **Subdistrict 5 – “Suburban”**

The Suburban subdistrict is primarily intended to maintain the character and density of the existing neighborhood. The subdistrict will permit a few more housing choices for the area, but the development standards for the area are meant to reflect the existing development standards. There are no transparency requirements proposed for this subdistrict.

### **General Comments**

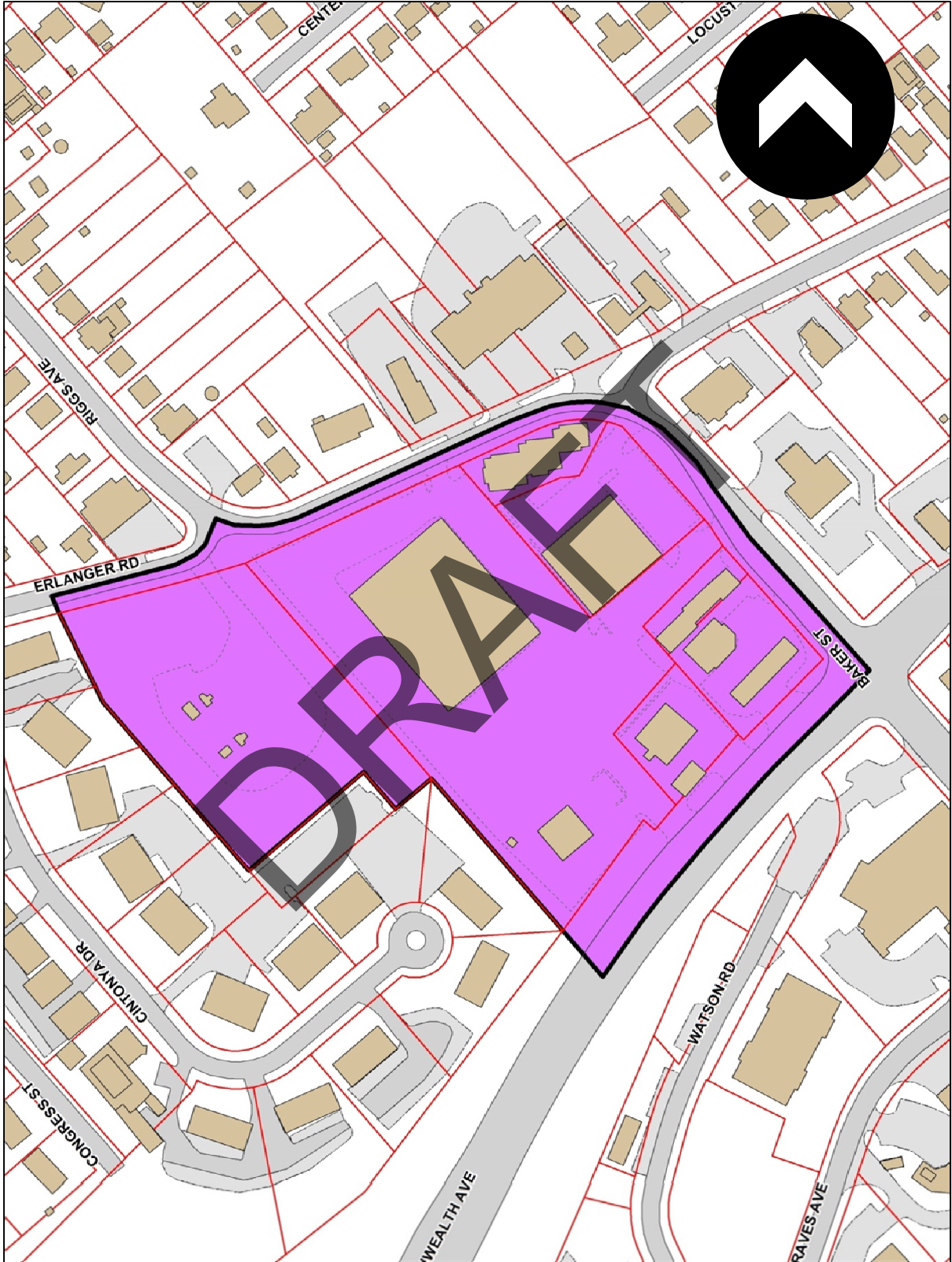
1. The steering committee asked staff to prepare a list of potentially undesirable uses. After reviewing the list, the committee may decide if these uses, or others discussed at the meeting, should be prohibited.
2. The steering committee asked staff to find some real-world examples of transparency and provide calculations on the percentages of transparency.
3. Artist studios and workshops are not adequately covered in the use group definitions.
4. Where articulation is required needs to be better defined. Buildings in the Core should have articulation on all four sides. Buildings in the Core Flex and Transition should only be required to have articulation on the side(s) facing a right-of-way. Articulation in the Urban and Suburban subdistricts is not required.
5. The transparency requirements should not apply to any residential use.
6. The question of whether two story buildings should be required or not in the Core subdistrict still needs to be answered.

### **Next Steps**

The next steering committee meeting will be on May 14, 2013 from 6 to 8 pm at the Erlanger City Building. Staff will bring examples of transparency from some local examples. Staff will also be prepared to address the list of prohibited uses. Other issues to be discussed include if/how specific architectural elements and materials should be required.



CORE

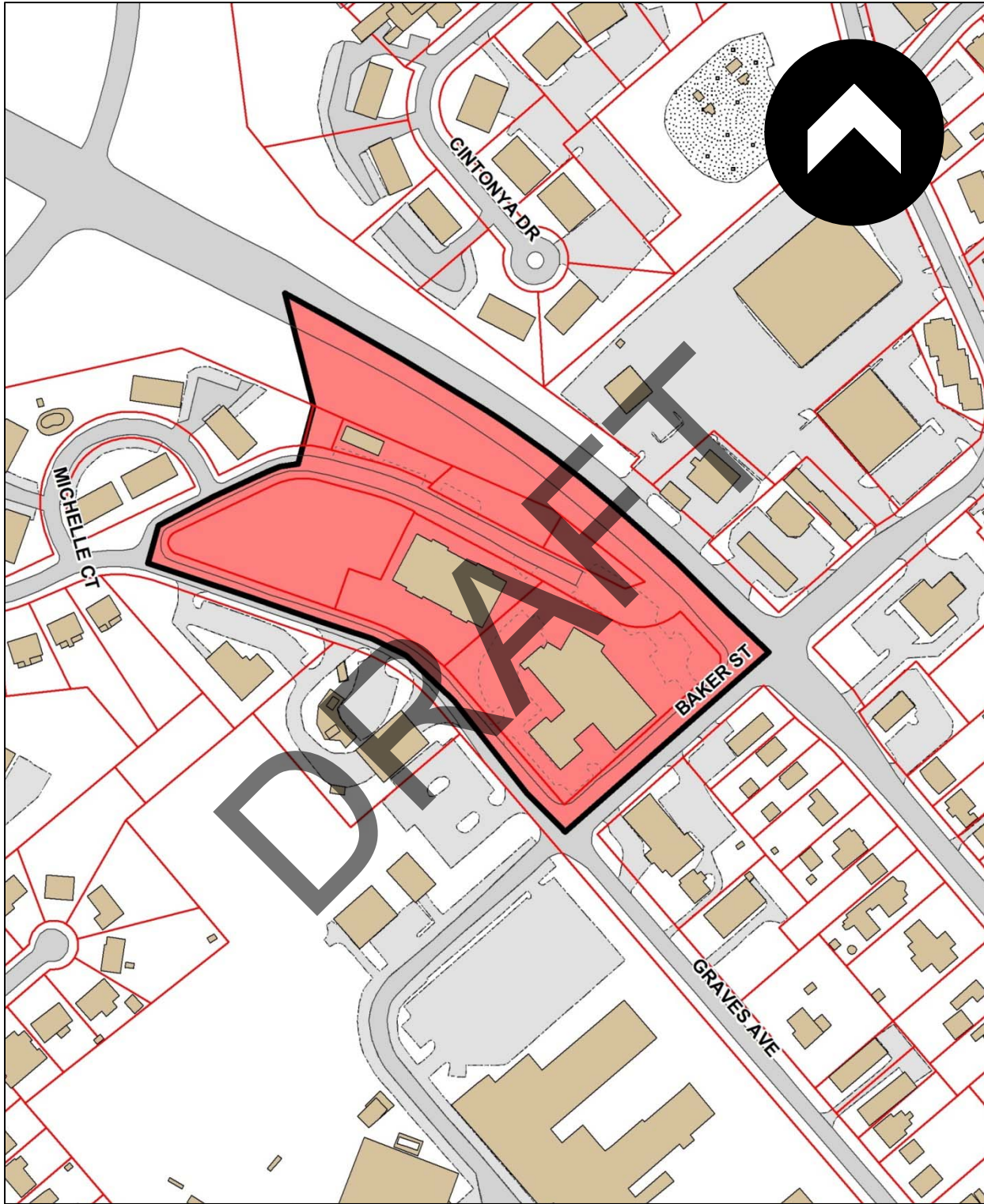


<b>CORE DEVELOPMENT STANDARDS</b>	
<b>PERMITTED BUILDING FORMS</b>	
	<ul style="list-style-type: none"> <li>• Mixed Use</li> <li>• Commercial</li> <li>• Public and Civic</li> </ul>
<b>MAXIMUM BUILDING FOOTPRINT</b>	
	<ul style="list-style-type: none"> <li>• 15,000 square feet</li> </ul>
<b>MAXIMUM BUILDING HEIGHT</b>	
	<ul style="list-style-type: none"> <li>• 50'</li> </ul>
<b>SETBACKS</b>	
FRONT (min/max)	<ul style="list-style-type: none"> <li>• 0'/75'</li> </ul>
SIDE	<ul style="list-style-type: none"> <li>• 5' adjacent to a residential use or zone, otherwise none required</li> </ul>
REAR	<ul style="list-style-type: none"> <li>• 10' adjacent to a residential use or zone, otherwise none required</li> </ul>
<b>OFF-STREET PARKING</b>	
A minimum reduction of 10% in the required number of off-street parking spaces is mandatory, and a maximum allowable reduction of 50% shall be permitted	
<b>MINIMUM FAÇADE TRANSPARENCY FACING A RIGHT-OF-WAY</b>	
GROUND STORY	<ul style="list-style-type: none"> <li>• 60%</li> </ul>
UPPER STORIES	<ul style="list-style-type: none"> <li>• 40%</li> </ul>

<b>PERMITTED USES</b>	
<b>MIXED USE BUILDING FORM</b>	
	<ul style="list-style-type: none"> <li>• Dwelling, multi-family (top floors only)</li> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Clubs (Lodge or Private Club)</li> <li>• Business support services</li> <li>• Repair or laundry service, consumer</li> <li>• Sit-down restaurants</li> <li>• Financial services</li> <li>• Professional office</li> <li>• Personal improvement service</li> <li>• Retail sales and service</li> </ul>
<b>COMMERCIAL BUILDING FORM</b>	
	<ul style="list-style-type: none"> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Clubs (Lodge or Private Club)</li> <li>• Building maintenance services</li> <li>• Business support services</li> <li>• Repair or laundry service, consumer</li> <li>• Sit-down restaurants</li> <li>• Financial services</li> <li>• Lodging</li> <li>• Professional office</li> <li>• Personal improvement service</li> <li>• Retail sales and service</li> </ul>
<b>PUBLIC AND CIVIC BUILDING FORM</b>	
	<ul style="list-style-type: none"> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Cultural exhibits and libraries</li> <li>• Religious assembly</li> <li>• Entertainment</li> </ul>



CORE FLEX

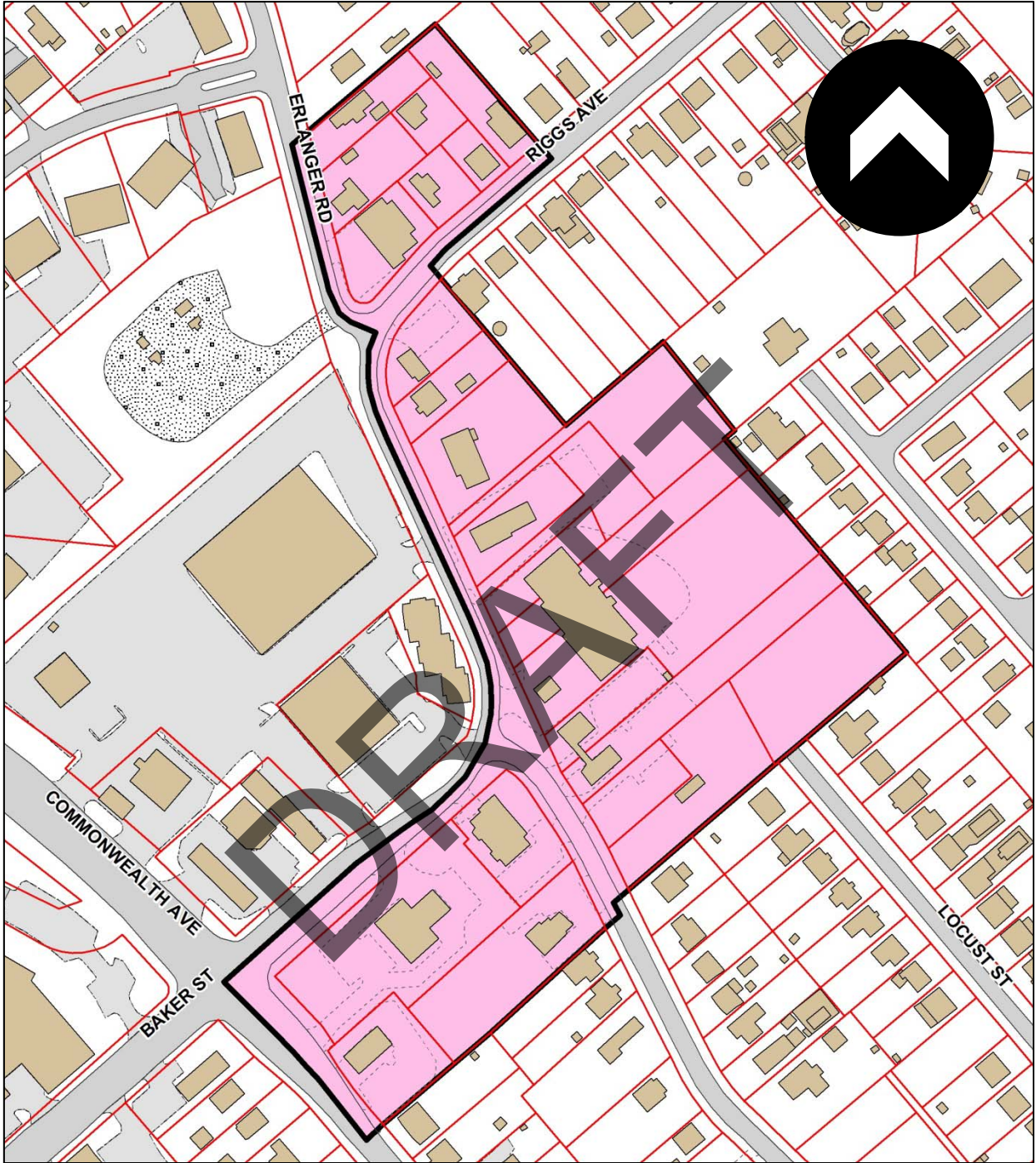


<b>CORE FLEX DEVELOPMENT STANDARDS</b>	
<b>PERMITTED BUILDING FORMS</b>	
<ul style="list-style-type: none"> <li>• Multi-Family</li> <li>• Mixed Use</li> <li>• Commercial</li> <li>• Public and Civic</li> </ul>	
<b>MAXIMUM BUILDING FOOTPRINT</b>	
<ul style="list-style-type: none"> <li>• Mixed Use, Commercial, Public and Civic <ul style="list-style-type: none"> <li>○ 15,000 square feet</li> </ul> </li> <li>• Multi-family <ul style="list-style-type: none"> <li>○ 15 units max (x du/na)??</li> </ul> </li> </ul>	
<b>MAXIMUM BUILDING HEIGHT</b>	
<ul style="list-style-type: none"> <li>• 50'</li> </ul>	
<b>SETBACKS</b>	
FRONT (min/max)	<ul style="list-style-type: none"> <li>• 0'/75'</li> </ul>
SIDE	<ul style="list-style-type: none"> <li>• 5' adjacent to a residential use or zone, otherwise none required</li> </ul>
REAR	<ul style="list-style-type: none"> <li>• 10' adjacent to a residential use or zone, otherwise none required</li> </ul>
<b>OFF-STREET PARKING</b>	
<ul style="list-style-type: none"> <li>• A 25% maximum allowable reduction in the number of off-street is permitted</li> </ul>	
<b>MINIMUM FAÇADE TRANSPARENCY FACING A RIGHT-OF-WAY</b>	
GROUND STORY	<ul style="list-style-type: none"> <li>• 60%</li> </ul>
UPPER STORIES	<ul style="list-style-type: none"> <li>• 40%</li> </ul>

<b>PERMITTED USES</b>	
<b>MULTI-FAMILY BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Dwelling, multi-family</li> </ul>	
<b>MIXED USE BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Dwelling, multi-family (top floors only)</li> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Clubs (Lodge or Private Club)</li> <li>• Business support services</li> <li>• Repair or laundry service, consumer</li> <li>• Sit-down restaurants</li> <li>• Financial services</li> <li>• Professional office</li> <li>• Personal improvement service</li> <li>• Retail sales and service</li> </ul>	
<b>COMMERCIAL BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Clubs (Lodge or Private Club)</li> <li>• Building maintenance services</li> <li>• Business support services</li> <li>• Repair or laundry service, consumer</li> <li>• Sit-down restaurants</li> <li>• Financial services</li> <li>• Lodging</li> <li>• Professional office</li> <li>• Personal improvement service</li> <li>• Retail sales and service</li> </ul>	
<b>PUBLIC AND CIVIC BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Cultural exhibits and libraries</li> <li>• Religious assembly</li> <li>• Entertainment</li> </ul>	



TRANSITION

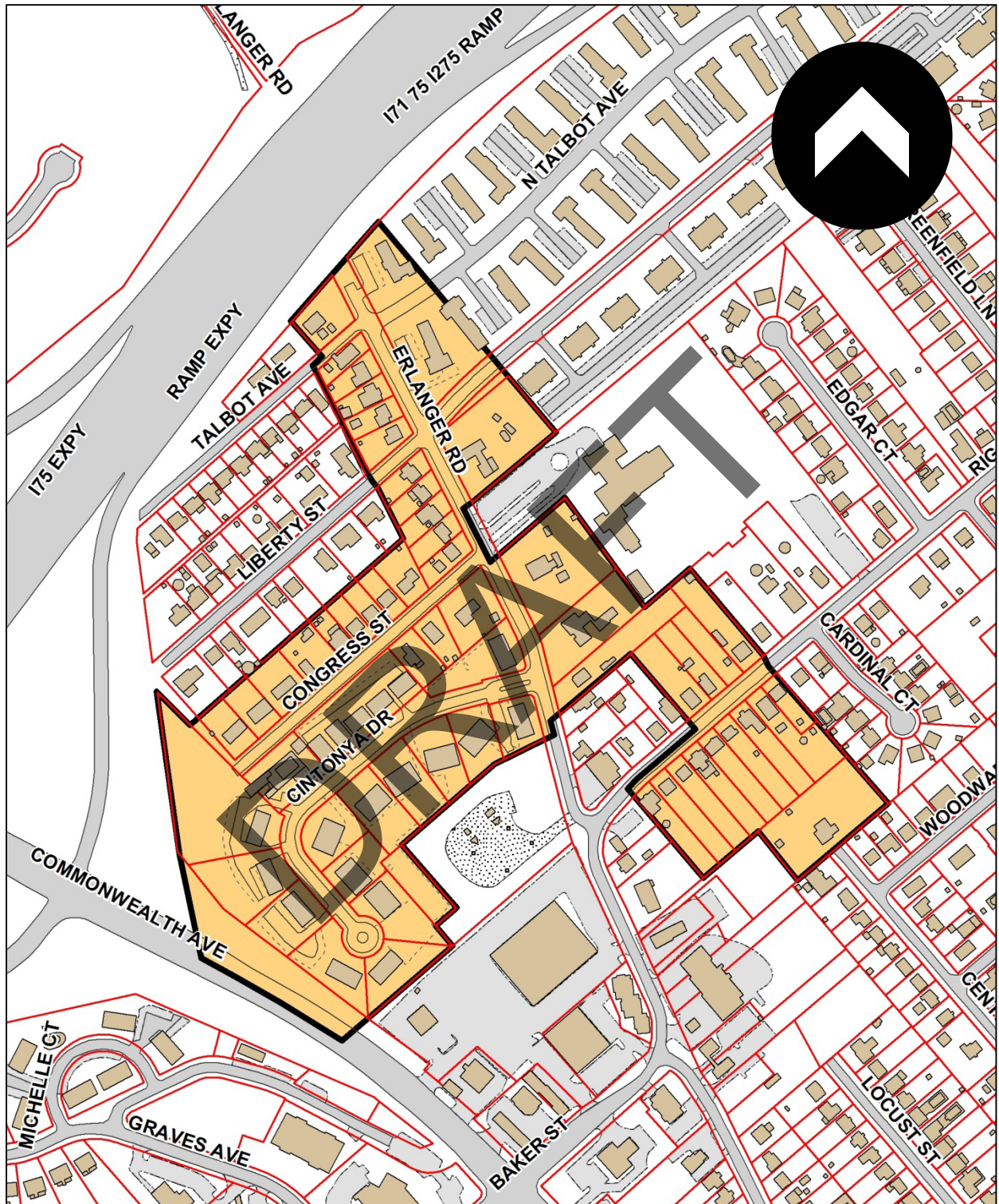




TRANSITION DEVELOPMENT STANDARDS
<b>PERMITTED BUILDING FORMS</b>
<ul style="list-style-type: none"> <li>• Multi-family</li> <li>• Live/Work</li> <li>• Mixed Use</li> <li>• Commercial</li> <li>• Public and Civic</li> </ul>
<b>MAXIMUM BUILDING FOOTPRINT</b>
<ul style="list-style-type: none"> <li>• Multi-family <ul style="list-style-type: none"> <li>○ 15 units max (x du/ha)??</li> </ul> </li> <li>• Live/Work <ul style="list-style-type: none"> <li>○ 8 units max</li> </ul> </li> <li>• Mixed Use, Commercial, Public and Civic <ul style="list-style-type: none"> <li>○ 7,000 square feet</li> </ul> </li> </ul>
<b>MAXIMUM BUILDING HEIGHT</b>
<ul style="list-style-type: none"> <li>• 50'</li> </ul>
<b>SETBACKS</b>
<ul style="list-style-type: none"> <li>• Multi-family <ul style="list-style-type: none"> <li>FRONT (min/max) <ul style="list-style-type: none"> <li>○ 0'/75'</li> </ul> </li> <li>SIDE <ul style="list-style-type: none"> <li>○ 5' adjacent to a residential zone or use, otherwise none required</li> </ul> </li> <li>REAR <ul style="list-style-type: none"> <li>○ 5' adjacent to a residential zone or use, otherwise none required</li> </ul> </li> </ul> </li> <li>• Live/Work, Mixed Use, Commercial, Public and Civic <ul style="list-style-type: none"> <li>FRONT (min/max) <ul style="list-style-type: none"> <li>○ 0'/75'</li> </ul> </li> <li>SIDE <ul style="list-style-type: none"> <li>○ 5' adjacent to a residential zone or use, otherwise none required</li> </ul> </li> <li>REAR <ul style="list-style-type: none"> <li>○ 10' adjacent to a residential zone or use, otherwise none required</li> </ul> </li> </ul> </li> </ul>
<b>OFF-STREET PARKING</b>
<ul style="list-style-type: none"> <li>• A 25% maximum allowable reduction in the number of off-street is permitted</li> </ul>
<b>MINIMUM FAÇADE TRANSPARENCY FACING A RIGHT-OF-WAY</b>
<b>GROUND STORY</b> <ul style="list-style-type: none"> <li>• 50%</li> </ul> <b>UPPER STORIES</b> <ul style="list-style-type: none"> <li>• 25%</li> </ul>

PERMITTED USES
<b>MULTI-FAMILY BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, multi-family</li> </ul>
<b>LIVE/WORK BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, attached, single-family</li> <li>• Dwelling, detached, single-family</li> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Professional office</li> <li>• Personal improvement service</li> </ul>
<b>MIXED USE BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, multi-family (top floors only)</li> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Clubs (Lodge or Private Club)</li> <li>• Business support services</li> <li>• Repair or laundry service, consumer</li> <li>• Sit-down restaurants</li> <li>• Financial services</li> <li>• Professional office</li> <li>• Personal improvement service</li> <li>• Retail sales and service</li> </ul>
<b>COMMERCIAL BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Clubs (Lodge or Private Club)</li> <li>• Building maintenance services</li> <li>• Business support services</li> <li>• Repair or laundry service, consumer</li> <li>• Sit-down restaurants</li> <li>• Financial services</li> <li>• Lodging</li> <li>• Professional office</li> <li>• Personal improvement service</li> <li>• Retail sales and service</li> </ul>
<b>PUBLIC AND CIVIC BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Cultural exhibits and libraries</li> <li>• Religious assembly</li> <li>• Entertainment</li> </ul>

URBAN

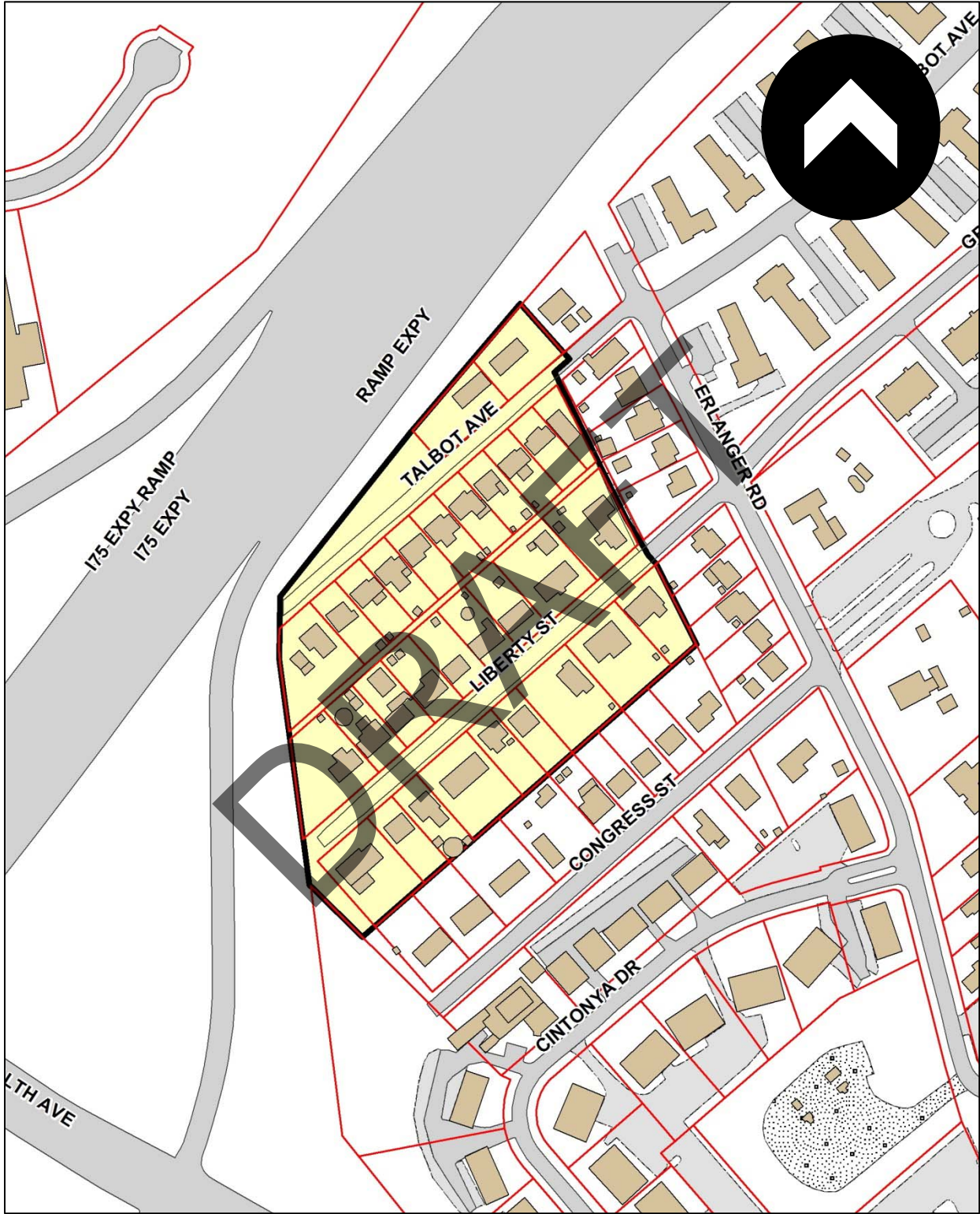


<b>URBAN DEVELOPMENT STANDARDS</b>
<b>PERMITTED BUILDING FORMS</b>
<ul style="list-style-type: none"> <li>• Attached Single-Family</li> <li>• Duplex</li> <li>• Triplex/Duplex</li> <li>• Multi-Family</li> <li>• Mixed Use</li> <li>• Public and Civic</li> </ul>
<b>MAXIMUM BUILDING FOOTPRINT</b>
<ul style="list-style-type: none"> <li>• Attached Single-Family, Live/Work <ul style="list-style-type: none"> <li>○ 8 units max</li> </ul> </li> <li>• Duplex, Triplex/Duplex <ul style="list-style-type: none"> <li>○ None</li> </ul> </li> <li>• Multi-family <ul style="list-style-type: none"> <li>○ 15 units max (x du/na)??</li> </ul> </li> <li>• Mixed-use <ul style="list-style-type: none"> <li>○ 4,000 square feet</li> </ul> </li> <li>• Public and civic <ul style="list-style-type: none"> <li>○ 7,000 square feet</li> </ul> </li> </ul>
<b>MAXIMUM BUILDING HEIGHT</b>
<ul style="list-style-type: none"> <li>• Attached single-family, duplex, triplex/quadplex <ul style="list-style-type: none"> <li>○ 35 feet</li> </ul> </li> <li>• Multi-family, live/work, mixed-use, public and civic <ul style="list-style-type: none"> <li>○ 50 feet</li> </ul> </li> </ul>
<b>SETBACKS</b>
<ul style="list-style-type: none"> <li>• Attached single-family, duplex, triplex/quadplex, multi-family, mixed-use <ul style="list-style-type: none"> <li>FRONT (min/max) <ul style="list-style-type: none"> <li>○ 10'</li> </ul> </li> <li>SIDE <ul style="list-style-type: none"> <li>○ 5'</li> </ul> </li> <li>REAR <ul style="list-style-type: none"> <li>○ 5'</li> </ul> </li> </ul> </li> <li>• Live/work, public and civic <ul style="list-style-type: none"> <li>FRONT <ul style="list-style-type: none"> <li>○ 10'</li> </ul> </li> <li>SIDE <ul style="list-style-type: none"> <li>○ 5'</li> </ul> </li> <li>REAR <ul style="list-style-type: none"> <li>○ 5', 10' adjacent to a residential zone or use</li> </ul> </li> </ul> </li> </ul>
<b>OFF-STREET PARKING</b>
<ul style="list-style-type: none"> <li>• A 25% maximum allowable reduction in the number of off-street is permitted</li> </ul>
<b>MINIMUM FAÇADE TRANSPARENCY FACING A RIGHT-OF-WAY</b>
<b>GROUND STORY</b>
<ul style="list-style-type: none"> <li>• 50%</li> </ul>
<b>UPPER STORIES</b>
<ul style="list-style-type: none"> <li>• 25%</li> </ul>

<b>PERMITTED USES</b>
<b>ATTACHED SINGLE-FAMILY BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, attached, single-family</li> </ul>
<b>DUPLEX BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, attached, single-family</li> <li>• Dwelling, two-family</li> </ul>
<b>TRIPLEX/QUADPLEX BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, attached, single-family</li> <li>• Dwelling, multi-family</li> </ul>
<b>MULTI-FAMILY BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, multi-family</li> </ul>
<b>LIVE/WORK BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, attached, single-family</li> <li>• Dwelling, detached, single-family</li> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Professional office</li> <li>• Personal improvement service</li> </ul>
<b>MIXED USE BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Dwelling, multi-family (top floors only)</li> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Clubs (Lodge or Private Club)</li> <li>• Business support services</li> <li>• Repair or laundry service, consumer</li> <li>• Sit-down restaurants</li> <li>• Financial services</li> <li>• Professional office</li> <li>• Personal improvement service</li> <li>• Retail sales and service</li> </ul>
<b>PUBLIC AND CIVIC BUILDING FORM</b>
<ul style="list-style-type: none"> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Cultural exhibits and libraries</li> <li>• Religious assembly</li> </ul>



SUBURBAN



<b>SUBURBAN DEVELOPMENT STANDARDS</b>	
<b>PERMITTED BUILDING FORMS</b>	
<ul style="list-style-type: none"> <li>• Detached Single-Family</li> <li>• Attached Single-Family</li> <li>• Duplex</li> <li>• Triplex/Duplex</li> <li>• Public and Civic</li> </ul>	
<b>MAXIMUM BUILDING FOOTPRINT</b>	
<ul style="list-style-type: none"> <li>• Detached single-family, Duplex, Triplex/Duplex <ul style="list-style-type: none"> <li>○ None</li> </ul> </li> <li>• Attached Single-Family <ul style="list-style-type: none"> <li>○ 8 units max</li> </ul> </li> <li>• Public and civic <ul style="list-style-type: none"> <li>○ 7,000 square feet</li> </ul> </li> </ul>	
<b>MAXIMUM BUILDING HEIGHT</b>	
<ul style="list-style-type: none"> <li>• Detached single-family, attached single-family, duplex, triplex/quadplex <ul style="list-style-type: none"> <li>○ 35 feet</li> </ul> </li> <li>• Public and civic <ul style="list-style-type: none"> <li>○ 50 feet</li> </ul> </li> </ul>	
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>• FRONT (min/max) <ul style="list-style-type: none"> <li>○ 25'</li> </ul> </li> <li>• SIDE <ul style="list-style-type: none"> <li>○ 5'</li> </ul> </li> <li>• REAR <ul style="list-style-type: none"> <li>○ 20'</li> </ul> </li> </ul>	

<b>PERMITTED USES</b>	
<b>DETACHED SINGLE-FAMILY BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Dwelling, detached, single-family</li> </ul>	
<b>ATTACHED SINGLE-FAMILY BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Dwelling, attached, single-family</li> </ul>	
<b>DUPLEX BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Dwelling, attached, single-family</li> <li>• Dwelling, two-family</li> </ul>	
<b>TRIPLEX/QUADPLEX BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Dwelling, attached, single-family</li> <li>• Dwelling, multi-family</li> </ul>	
<b>MULTI-FAMILY BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Dwelling, multi-family</li> </ul>	
<b>PUBLIC AND CIVIC BUILDING FORM</b>	
<ul style="list-style-type: none"> <li>• Nursery school</li> <li>• Child-care center</li> <li>• Cultural exhibits and libraries</li> <li>• Religious assembly</li> </ul>	

DRAFT