



ERLANGER STEERING COMMITTEE
Meeting #7 Summary

Date: Wednesday, March 12, 2013
Time: 6:00 pm – 8:00 pm
Location: Erlanger City Building

Present

Committee Members

Phil Drees Jeanine Schilling
Dave Hahn Brian Fullenkamp

NKAPC Team Members

Michael Ionna, AICP
Andy Videkovich, AICP

Discussion Points

The purpose of the meeting was to discuss permitted uses and also to review preliminary building height, mass, and placement standards.

Uses (please refer to the attached spreadsheet)

Staff proposed the idea of using general use groups instead of the laundry list of uses that are currently used within the Erlanger Zoning Ordinance.

1. Each one of the proposed use groups will have specific definitions in order to provide consistency and clarity to the administration of the ordinance.
2. The use groups will permit all of the current uses within the existing zoning regulations, but will also permit a wide range of additional uses not listed as permitted uses.
 - a. Currently, if a use is not listed in a zone, it would require a text amendment to add the specific use – even if there are similar uses already permitted. The text amendment process can take 6 months or longer, and there are no guarantees that the text amendment will ultimately be approved. This time and uncertainty can dissuade legitimate businesses from opening in the area.
3. It should be noted that sexually oriented types of businesses are regulated by a different section of the zoning ordinance (Section 9.35).
4. 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 April's meeting.



Building height, mass, and placement (please refer to the attached spreadsheet)

Staff presented the steering committee with a preliminary worksheet of building height, mass, and placement standards. These preliminary standards were put together based on the charrette and public input meeting, as well as discussions with the steering committee.

1. Staff initially proposed 40 foot building heights for commercial, mixed use, and public and civic buildings. The committee felt that 50 feet building height would be more appropriate as it reflects the heights allowed in the current commercial zoning of the area.
2. The committee felt that multi-family units should be regulated by a maximum number of dwelling units instead of a maximum number of units as was proposed. A maximum density was not determined at the meeting. There was discussion on allowing a very dense urban multi-family product that would need more height and a higher density than what is currently proposed.
3. Duplexes and triplexes might need a maximum building footprint size.
4. The setbacks are intended to open up land in the area for development, in most cases decreasing the required setbacks.
 - a. The front setbacks are very flexible in the core and transition subdistricts. A building can locate right up to the right-of-way, but can be adjusted to allow a minimal amount of parking in the front yard.
 - b. In the core and transition subdistricts, the side and rear yards are reduced to open more land up for development.
 - c. Setbacks for the urban and suburban subdistricts are generally more flexible than the current zoning.

Other comments

1. High level of concern about how this will affect the existing businesses and property owners.
2. The City building and the adjacent area is currently in the transition subdistrict. The development standards in the core subdistrict seem more appropriate for this area, but multi-family is also appropriate for this area (which is currently not permitted in the core). Can there be a new subdistrict for this area?
3. The transition area should be expanded to include an additional property on the west side of Riggs Avenue, as well as possibly including the existing multi-family apartment complex and properties adjacent to the school.

Next Steps

The next steering committee meeting will be on Tuesday, April 9, 2013 from 6 to 8 pm at the City Building. The topics for the meeting will be to continue the permitted use discussion and to review more development standards.



Use Groups and Definition		Existing Uses	
RESIDENTIAL USE GROUP			
1	Dwelling, Attached, Single-Family A building that has not less than three (3) one-family housekeeping units erected in a row as a single building on one lot or one adjoining lot, each being separated from the adjoining unit or units by an approved masonry party wall or walls extending from the basement or cellar floor to the roof along the dividing lot line, and each such building being completely separated from any other building by space on all sides and such space shall be at least the required minimum yard setbacks as so specified in this ordinance.	- Townhomes - Rowhouses	1 2
2	Dwelling, Detached, Single-Family A dwelling standing by itself and containing only one (1) dwelling unit, separate from other dwellings by open space, but shall not include mobile homes.	- Single-family residential dwellings (detached)	3
3	Dwelling, Multi-Family A residential building, designed, arranged, or used exclusively by three (3) or more families, living independently of each other.	- Multi-family residenital dwellings	4
4	Dwelling, Two-Family A residential building designed, arranged, or used exclusively by two (2) families, living independently of each other.	- Two-family residential dwellings	5
PUBLIC AND CIVIC USE GROUP			
5	Nursery School Any building used for the daytime care or education of preschool age children with or without compensation, including all accessry buildings and play areas	- Nursery school	6
6	Child-Care Center Any child-care center which provides full or part-time care, day or night, to at least seven (7) children who are not the children, grandchildren, neices, nephews, or children in legal custody of the operator. “Child-Care Center” shall not include any child-care facility operated by a religious organization while religious services are being conducted, or a youth development agency. For the purposes of this section, “Youth Development Agency” means a program with tax-exempt status under 26 U.S.C. sec. 501(c)(3), which operates continuously throughout the year as an outside-school-hours center for youth who are six (6) years of age or older, and for which there are no fee or scheduled-care arrangements with the parent or guardian of the youth served.	- Day care	7
7	Cultural Exhibits and Libraries Museum-like preservation and exhibition of objects in one or more of the arts and sciences, gallery exhibition of works of art, or library collection of books, manuscripts, etc. for study and reading.	- Libraries	8
8	Club An association of persons for some common objective, usually jointly supported and meeting periodically.	- Club	9
9	Religious Assembly Religious services involving public assembly such as customarily occurs in synagogues, temples, mosques, and churches.	- Churches and other buildings for the purpose of religious worship	10
COMMERCIAL USE GROUP			
10	Building maintenance services Provision of maintenance and custodial services to commercial and industrial establishments.	- Janatorial services - Landscape maintenance service - Window-cleaning services - Exterminators	11 12 13 14
11	Business support services Provision of clerical, employment, protective, or minor processing services to firms rather than individuals. Storage of goods other than samples is prohibited. Typical uses include but are not limited to employment agencies, secretarial services, telephone answering services, and blueprint services. Also includes business or trade schools that do not involve any outdoor storage or manufacturing processes.	- Small printing establishments - Employment agencies - Secretarial services - Telephone answering services - Blueprint services	15 16 17 18 19

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12	Repair or laundry service, consumer Provision of repair, dry cleaning or laundry services to individuals and households, but not to firms. Typical uses include but are not limited to laundry/dry cleaning drop-off stations, hand laundries, appliance repair shops, locksmiths, shoe and apparel repair, and musical instrument repair.	- Dry cleaning and laundry pick-up station - Laundromats and self-service washing and drying - Locksmith shop - Appliance repair	20 21 22 23
13	Sit-down restaurants Those restaurants which provide seating arrangements	- Eating places, excluding drive-ins and drive-thrus - Delicatessen - Coffeehouse	24 25 26
14	Entertainment Provision of cultural, entertainment, athletic, and other events to spectators with a capacity of fewer than 1,000 persons	- Theater, indoor	27
15	Financial services Financial or securities brokerage services.	- Banks and other financial institutions, including savings, loan, and finance companies with drive-in windows - Check cashing - Payday loan - Pawn shop - Tax preparation services	28 29 30 31 32
16	Funeral and internment services Provision of services involving the care, preparation, or disposition of human dead. Typical uses include funeral homes, crematory services, mortuaries, and cemeteries.	- Funeral homes - crematory services - Mortuaries - Cemeteries	33 34 35 35
17	Service stations Any building, structure, or land, used for the dispensing, sale, or offering for sale, at retail, of any automobile fuels. Service stations, in conjunction with the dispensing of automobile fuels, may also dispense, sell, or offer for sale, at retail, automobile oils, or accessories, and in connection with which is performed general automotive servicing other than body work.	- Gas stations with convenience store and incedental minor automotive servicing	37
18	Lodging A building or buildings to be used for the temporary abiding place for travelers and transient guests.	- Bed and breakfast establishments - Hotel/motel	38 39
19	Professional Office For the purpose of this ordinance, the following are uses defined as professional office: accounting office, architect office, attorney office, data processing office, dentist office, engineer office, human care medical office, and real estate closing office.	- Accounting office - Architect office - Attorney office - Data processing office - Dentist office - Engneer office - Human care medical office - Real estate closing office	40 41 42 43 44 45 46 47
20	Personal improvement service Informational, instructional, personal improvement, and similar services of a nonprofessional nature. A massage establishment operated by a licensed massage therapist is also included with in the “personal improvement service” use category	- Health spas - Barber shops - Beauty shops - Health clubs - Yoga or dance studios - Driving studios - Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance	48 49 50 51 52 53 54
21	Retail sales and service Businesses involved in the sale, lease, or rent of new or used products or merchandise to the general public. Typical uses include drug stores, grocery stores, department stores, and apparel stores.	- Florist shop - Furniture store - Glass, china, or pottery store - Haberdashery - Hobby shop - Household and electrical appliance store, including incidental repair - Leather goods and luggage store - Radio and television store, including repair - Shoe store and shoe repair - Variety store, including notions and "five and ten" stores - apparel shop - art supplies - Book, stationery, or gift shop - Camera and photographic supplies - Drug store - Music, musical instruments, and records, including incidental repair - Sporting goods - Tailor shop - Toy store - Hardware store - Garden supplies - Paint and wallpaper store - body piercing, tattooing, cosmetic tattooing, branding, and scarification - Pet shops - Food store and supermarkets - no consumption of food or beverages bakery and bakery goods store, provided the products are sold exclusively on the premises - Candy store, soda fountain, ice cream store, excluding drive-ins. - Package liquor and wine store - Fortune telling - Interior decorating studio	55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83

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CORE	Building Footprint (Max)	Building Height	Setbacks				
			Front	Side	Side adjacent to Res	Rear	Rear adjacent to Res
Mixed Use	15,000	40 feet	0' min / 75' max	none	5' min	none	10' min
Commercial	15,000	40 feet	0' min / 75' max	none	5' min	none	10' min
Public/Civic	15,000	40 feet	0' min / 75' max	none	5' min	none	10' min
TRANSITION							
Multi-Family	15 Units Max	40 feet	0' min / 75' max	none	5' min	none	5' min
Live/Work	8 Units Max*	40 feet	0' min / 75' max	none	5' min	none	10' min
Mixed Use	7,000 Sqaure Feet	40 feet	0' min / 75' max	none	5' min	none	10' min
Commercial	7,000 Sqaure Feet	40 feet	0' min / 75' max	none	5' min	none	10' min
Public/Civic	7,000 Sqaure Feet	40 feet	0' min / 75' max	none	5' min	none	10' min
URBAN							
Attached SF	8 Units Max*	35 feet	10' min	5' min	5' min	5' min	5' min
Duplex	None	35 feet	10' min	5' min	5' min	5' min	5' min
Triplex/Quadplex	None	35 feet	10' min	5' min	5' min	5' min	5' min
Multi-Family	15 Units Max	40 feet	10' min	5' min	5' min	5' min	5' min
Live/Work	8 Units Max*	40 feet	10' min	5' min	5' min	5' min	10' min
Mixed Use	4000 Square Feet	40 feet	10' min	none	5' min	none	10' min
Public/Civic	7,000 Sqaure Feet	40 feet	10' min	5' min	5' min	5' min	10' min
SUBURBAN							
Detached SF	None	35 feet	25' min	5' min	5' min	20' min	20' min
Attached SF	8 Unit Max	35 feet	25' min	5' min	5' min	20' min	20' min
Duplex	None	35 feet	25' min	5' min	5' min	20' min	20' min
Triplex/Quadplex	None	35 feet	25' min	5' min	5' min	20' min	20' min
Public/Civic	7,000 Square Feet	40 feet	25' min	5' min	5' min	20' min	20' min

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