

Sec. 3.18. - CR—Regional Commercial

*See the [City of Covington Zoning Ordinances](#) for more info.

3.1801. Purpose and intent.

The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. Permitted uses.

1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements;
2. Adult uses (see section 5.4 for standards);
3. Automotive, boat, trailer and motorcycle sales;
4. Automotive repair, major;
5. Bail bonds office;
6. Crematory;
7. Equipment sales, service, rental and repair;
8. Fairgrounds and fairground activities;
9. Food service establishments with drive-through facilities;
10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see section 5.10 for standards);
11. Pawnshops;
12. Recreation facilities;
13. Residential permitted uses in RM-2, multifamily residential district as per section 3.14.
14. Revival and gospel establishments under temporary use permits;
15. Seasonal stands, including produce and food under temporary use permit;

16. Television and radio broadcasting transmitter tower;
17. Truck stop facilities;
18. Trucking and parcel delivery service;
19. Warehousing and mini-storage for household goods and private vehicles;
20. Accessory uses customarily incidental to the above permitted uses.

3.1804. Prohibited uses.

All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Industrial or manufacturing activities, except as specifically permitted or permissible.

3.1805. Performance standards.

1. Lot area: a. No minimum lot area is required for nonresidential lots or bed and breakfasts. b. Residential uses shall meet the minimum area requirements in the RM-2, multifamily residential district as per section 3.14.
2. Lot width: No minimum lot width shall be required for nonresidential lots or bed and breakfasts.
3. Lot depth: No minimum lot depth shall be required for nonresidential lots and bed and breakfasts.
4. Front yard: a. Front building lines shall be no closer than ten feet from the street right-of-way line. b. On corner or through lots, the required front yard will be provided on both streets.
5. Side yard: No side yard is required for nonresidential lots except on the side(s) of a lot abutting any adjacent existing dwelling or residential area or district in which case there shall be a side yard of not less than ten feet in depth.
6. Rear yard: No rear yard is required for nonresidential lots except where a lot abuts an existing dwelling or residential area or district, in which case there shall be a rear yard of not less than ten feet in depth.
7. Building area: Nonresidential structures have no minimum and/or maximum square footage requirements.

3.1806. Parking requirements.

Parking requirements for this district shall be in accordance with the provisions of Part 4.1 of this land use regulations ordinance.

3.1807. Height requirements.

No main or principal building or structure shall exceed 45 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

3.1808. Fire marshal approval.

As provided for in chapter 18 of the City of Covington Code of Ordinances.

3.1809. Landscape requirements.

Where a CR district abuts any adjacent existing residential or nonresidential district, buffer zones shall be provided as per section 4.210. All other landscaping requirements for this district shall be in accordance with the provisions of section 4.2 of this land use regulations ordinance.

3.1810. Screening.

Any use that requires the outside storage of materials (i.e., sand, pipe, gravel, concrete products, iron, steel, septic tanks, or fiberglass products) shall be screened with a six foot, 100 percent sight-obscuring fence. Not more than 50 percent of the total lot area shall be used for storage. The storage of material is not to exceed six feet in height.

3.1811. Off-street loading requirements.

Off-street loading requirements for this district shall be in accordance with the provisions of section 4.108 of this ordinance.

3.1812. Traffic impact study.

Those developments that meet or exceed the criteria outlined in section 4.6 of this Code shall be required to complete a traffic impact study (TIS).

(Ord. No. 2010-30, Exh. 1, 1-4-2011; Ord. No. 2014-23, 10-24-2014; Ord. No. 2014-31, 11-20-2014). See the [City of Covington Zoning Ordinances](#) for more info.