

# MADISON AVENUE FORM DISTRICT STUDY

The NKAPC has been asked to assist the city of Covington in the preparation of form-based zoning regulations to implement the design recommendations of the Madison Avenue Corridor Redevelopment Plan. The Madison Avenue Corridor Redevelopment Plan is an urban renewal/redevelopment plan prepared in 2005 for an approximate 1.3-mile expanse of Madison Avenue from 12th Street to the KY 16/KY 17 split. This stretch of Madison Avenue provides a significant point of entry to and exit from downtown Covington. The study's goals were to: maintain the corridor's commercial emphasis while creating new destinations/amenities to attract residents and customers; preserve the historic character of the area; improve vehicular/pedestrian movements; provide adequate off-street parking; and, implement streetscaping standards for lighting, paving, furnishings, plantings, and way finding.

Form-based zoning is a method of regulating development to achieve a specific urban form. The regulations create a predictable public realm by controlling physical form primarily, with a lesser focus on land use. Form-based zoning should not be confused with design guidelines or general statements of policy. Form-based zoning is regulatory, not advisory. Since the city adopted a new zoning code recently, NKAPC staff recommends pursuing this project as an overlay zone with uses and signage to be regulated by the underlying zones.

For additional information, please contact Andrew Videkovich, AICP, Director of Planning.