3.3014. **Additional MUOD Requirements.** In addition to the required yard, landscaped buffers, signage and screening, an enhanced landscape plan shall be required of all mixed-use developments, consistent with section 4.2 of this ordinance. However, landscaping requirements may be relaxed if the proposed standard is determined to be consistent with the surrounding properties, both within and outside the limits of the Mixed Use Overlay District.

3.3015. **Fees.** The schedule of fees for a MUOD application shall be established by the City Council pursuant to section 1.501 of this ordinance. This schedule of fees shall be available from the City of Covington Planning Department and may be altered or amended only by the City Council.

**Section 3.31. HDC-MUOD Historic Downtown Covington Mixed-Use Overlay District**

3.3101. **Purpose and intent.** The purpose of the Historic Downtown Covington mixed-use overlay district (HDC-MUOD) shall be to provide a district that acknowledges the historic character of the area and the pedestrian orientation of the neighborhood by continuing to combine residential uses with small-scale commercial, service and office establishments which are relatively compatible with residential uses. Lot sizes, setbacks, parking and landscaping requirements shall be more flexible to address the unique characteristics of an area substantially developed as a commercial district with smaller lots and greater development densities than newer areas of the city.

3.3102. **“Historic Downtown Covington” Defined.** The HDC-MUOD is comprised of the majority of the historic core of the City of Covington. The district encompasses approximately forty-five (45) square blocks and is generally bounded to the west by Jefferson Avenue between Columbia and 20th Avenue; to the south by 20th Avenue; to the east by the Bogue Falaya River; and to the north by North Collins Boulevard and the Village Walk Way (See figure 31.1). This boundary encompasses the City's National Register of Historic Places designated historic district, hereafter known as the Division of St. John, which has been identified separately in figure 31.2, as well as significant properties surrounding the National Register district.
Figure 31.1 Historic Downtown Covington MUOD Boundaries
Figure 31.2 Historic St. John National Register District
3.3103. *Permitted Uses.*
1. All uses permitted in base district;
2. Auction houses;
3. Auditoriums;
4. Automotive repair, minor;
5. Bars or nightclubs;
6. Bed and breakfasts (see Section 5.8 for standards);
7. Hotels and motels;
8. Recreation facilities, indoor;
9. Repair shops, including radio and television repair; furniture and upholstery finishing; and electronics repair, provided all activities are conducted in completely enclosed buildings;
10. All permitted residential uses in RM-2, multi-family residential district as per Section 3.13;
11. Restaurants, including fast food stores without drive-thru facilities;
12. Social club or lodge hall;
13. Tattoo establishments (see Section 5.5 for standards);
14. U.S. Post Office;
15. Public and semi-public utility buildings and facilities necessary to serve surrounding neighborhoods (not including service or storage yards);
16. Vocational trade and business schools, provided all activities are conducted in completely enclosed buildings;
17. Accessory uses customarily incidental to the above permitted uses.

3.3104. *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;
2. Large-scale repair and heavy equipment repair and related service facilities;
3. The parking of any vehicles that are designed or intended for the storage or transport of hazardous or flammable materials.

3.3105. *Area Requirements.* Each development site in the HDC-MUOD shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of these land use regulations or any other laws of the city, state or federal government.
1. Lot Area:
   a. No minimum lot area is required for non-residential lots, including mixed-use developments.
   b. All residential uses and bed and breakfasts shall have a minimum lot area of one thousand (1,000) square feet.
2. Lot width:
   a. No minimum lot width shall be required for nonresidential use.
   b. Residential and bed and breakfasts are required to have a minimum lot width of twenty-five feet (25’) at the building line.
3. Lot depth: There shall be no minimum lot depth requirements.
4. Front yard: There shall be no front yard requirements, except for accessory structures, which shall comply with the front yard setback indicated in the underlying zoning.
5. Side yard: There shall be no side yard requirements.
6. Rear yard: There shall be no rear yard requirements.
7. Building area:
   a. Retail establishments shall not exceed five thousand (5,000) square feet in gross floor area.
b. Residential dwelling units shall be a minimum of eight hundred (800) square feet in size.

3.3106. Parking Requirements. Parking requirements for this district shall be in accordance with the provisions of Section 4.1 of this land use regulations ordinance, except for the following exceptions:
1. Commercial establishments in the Division of St. John shall have no off-street parking requirements.
2. Residential uses in the Division of St. John shall be required to have one off-street parking space per dwelling unit.
3. Bed and breakfast establishments shall be required to meet the parking requirements in accordance with Section 4.1 and Section 5.8 of this ordinance.

3.3107. Height Requirements. No building or structure shall exceed forty-five feet (45’) above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher, subject to the provisions of Section 5.12 of this land use regulations ordinance.

3.3108. Fire Marshal Approval. As provided for in Chapter 18 of the City of Covington Code of Ordinances.

3.3109. Landscape Requirements. There shall be no minimum landscape requirements in the Division of St. John. All other areas of the HDC-MUOD shall meet the minimum landscape requirements for the base district.

3.3110. Architectural and Signage Review. Architectural review and all signage requests shall be performed by the Historic District Commission, which shall determine if a certificate of appropriateness shall be granted prior to permits being issued. All other building permit requests shall be processed by the City Planner and/or Building Official as outlined in the base zoning classification.

3.3111. Signage. In addition to other regulations applicable to signs within this Part 6 of this Appendix B, the following limitations/regulations shall apply to all properties within the HDC-MUOD.
1. General Provisions:
   a. The following general provisions for signs in the HDC-MUOD:
      i. Light colored letters on a dark background or as approved by the Covington Historic District Commission (CHDC).
      ii. The use of nationally distributed signs that are not compatible with the character of the building is not allowed unless approved by the CHDC.
      iii. Window and door signage should complement other facade signage and should not obscure visibility into the business. Signage other than business identification and operating hours must be approved by the CHDC.
   b. No signs shall be displayed or placed in any manner whatsoever so as to disfigure or conceal any significant architectural feature or detail of any building.
   c. What signs may advertise. No sign of any character shall be displayed in the historic district unless such sign advertises a bona fide business conducted in or on the premises and, if it does so, not exceeding fifty percent (50%) of the area of such sign may be used to advertise products or commodities actually sold on the premises.
   d. Computation of Frontage. If a building has frontage on more than one public right-of-way, the sign area(s) for each building wall or property frontage will be computed separately. The sign area(s) thus calculated shall be permitted to
be applied to permitted signs placed on each separate wall or property line frontage.

2. Primary Signs:
   a. Number of primary signs. In general, one primary sign is allowed to each store, shop, or bona fide place of business, and this sign shall be no larger than the maximum stipulated in this section. In the case of a business operated on a corner lot that has frontage on two public rights-of-way, one primary sign facing each right-of-way is allowed and shall be regulated as if each side were a separate storefront.

   b. Surface area of signs. The surface area of any sign shall be in direct proportion to the amount of front footage of each ownership and shall be as follows:
      i. Single-faced signs attached flat against the wall and including painted wall signs, there shall be allowed one (1) square foot of sign surface area to each five feet (5') of lot frontage. No sign is required to be less than six (6) square feet. In no case shall the maximum allowable square footage exceed twelve (12).

      ii. Double-faced signs, suspended by brackets or arms perpendicularly from the wall of the building, the surface area shall be the sum of the areas of each face not to exceed a total of sixteen (16) square feet. In case of multiple businesses operating at a single location, the total face area of signage may be increased to one and one-half (1.5) times the maximum stipulated in this section.

      iii. No sign of any description shall be hung less than ten feet (10') above the sidewalk unless it is above or an integral upper part of a marquee; or suspended below a marquee not lower than the lowest edge of such marquee.

      iv. Monument signs shall be limited to twelve (12) square feet in size, but in all cases must be approved by the CHDC.

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<th>Table 331.1</th>
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<tr>
<td><strong>Sign Type</strong></td>
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<tr>
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<tr>
<td>Double-faced sign</td>
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<tr>
<td>Monument sign</td>
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4. Prohibited Signs: In addition to the prohibited signs listed in Part 6 Sign Regulations, the following signs are prohibited in the HDC MUOD:
   a. Banners (unless thirty-two (32’) square feet maximum and for temporary usage as detailed in Section 6.109.2).
   b. Inflatable signs.
   c. Internally illuminated signs.
   d. Pole or Post Mounted signs unless approved by the City.

5. Procedures; Application and fees for sign permits:
   a. Requirement to obtain a sign permit. It shall be unlawful to construct, erect, alter, relocate or display any sign without first obtaining a sign permit from the Building Official and paying the fee required herein, unless specifically excluded from the requirement of a permit by section 6.105 provided that no permit shall be required for (i) the repair of a sign, or (ii) change in addition of tenants, occupants, activities or messages on ground signs.
   b. Application requirements. All applications for permits to display, replace or continue signs within the historic district shall be submitted to the Historic District Commission for approval before a permit may be issued by the City Building Official. All signs under this section shall be further governed by the existing regulations of the Building Code and all sign ordinances of the City not in conflict with this section.
   c. In applying to the City for the issuance of a sign permit the following shall be required:
      i. All applications for permits to display signs within the historic district shall be submitted to the Commission for approval on forms furnished by the Historic District Commission. Sketches and drawings in triplicate showing details of construction and foundation when required by the Building Code of the City and shall delineate size, shape, design, coloring, lighting, and position in relation to the building for or upon which it is displayed shall accompany such application. In the design and erection of all signs, the effect of wind shall be carefully considered.
      ii. Written consent of the owner of the property or his agent granting permission for the construction, maintenance and display of the sign or sign structure;
      iii. Name, address and telephone number of the property owner, the sign owner, the sign contractor and any designated contact person; and
      iv. A description of the size and location of all existing signs owned, leased or otherwise being used on the same property by the entity making application for a sign permit.
   d. Required fees for sign permits. The schedule of fees shall be established by the City Council pursuant to Section 1.501 of this ordinance. This schedule of fees shall be available from the City of Covington Planning Department and may be altered or amended only by the City Council.
   e. Duration of permit. A sign permit shall remain in effect for six (6) months from issuance of the permit, and if the sign is not completed within such six-month period, the permit shall expire.

6. Special sign permits:
   a. Authority to issue. Upon application by the owner, occupant, tenant or other appropriate party, the Covington Historic District Commission has the authority to issue special sign permits for signs not in conformity with this overlay sign code.
   b. Criteria for special sign permit. In granting a special sign permit, the Historic District Commission shall consider the effect of the proposed sign on the safety
and general welfare of the HDC-MUOD. The Historic District Commission shall consider certain necessary criteria when issuing a special sign permit. These criteria may include but are not limited to the following:

i. Such sign would not substantially deviate from the character of the historic district.

ii. Other conditions are placed on the issuance of the sign permit that mitigate its nonconformity.

iii. Traffic, landscaping, parking, access, unique design, lighting, location and sight visibility shall be considered.

7. Enforcement and penalty:
   a. Maintenance of signs, compliance, penalties. Each sign that has been erected in accordance with the provisions of this overlay sign code shall be maintained in substantially the same condition as when constructed. Failure to properly maintain any sign, including exterior painting, shall constitute a violation of this HDC-MUOD and thereto shall be subject to those fines and penalties as may be provided for in [this] Appendix B, Zoning, of [to] the City of Covington Code of Ordinances.

   b. Officials responsible for administration. The City Planner shall administer the provisions of this HDC-MUOD. In the absence of a City Planner, this ordinance shall be administered by the Building Official or code enforcement officials. The City Planner and/or the Building Official or code enforcement officials shall have the power and authority to make inspections of signs or property necessary to carry out their duties in the coordination and the enforcement of the provisions of this HDC-MUOD.

3.3112. 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 (6’), one hundred percent (100%) sight-obscuring fence. Not more than fifty percent (50%) of the total lot area shall be used for storage. The storage of material is not to exceed six feet in height.

3.3113. Off-street Loading Requirements. There shall be no off-street loading requirements in the Division of St. John.

Section 3.32-Section 3.39. Reserved