

## LAND USE PLAN ELEMENT

The Future Land Use Plan is a depiction of intended land uses the city envisions for different neighborhoods and activity areas. It is not an “existing land use map”; although, in many cases desired future uses in an area may be the same as those that exist today. The intent of the plan is to identify broad land use categories to provide some guidance regarding future development with the ability to be flexible to provide for a mixture of uses.

### *FUTURE LAND USE CATEGORIES*

Noting the need for flexibility and with the understanding that specific criteria and regulations for development will be included in the zoning ordinance, the following land use category descriptions are included to aid in interpreting the Future Land Use Plan:

#### **LOW-DENSITY RESIDENTIAL NEIGHBORHOODS**

Low-Density Residential Neighborhoods are primarily developed upland areas consisting mainly of single family houses that are one or two stories high, at a density of approximately **6 units per acre**. Small scale cluster infill development comprised of detached and attached single-family units is encouraged when it is designed and located to have the least impact on developmentally sensitive land. These neighborhoods often have limited connections and more cul-de-sacs due to topographical constraints. Where new street connections are not possible, sidewalks and multi-use trails that provide access to major corridors should be considered to increase mobility options.

#### **HILLSIDE RESIDENTIAL NEIGHBORHOODS**

Hillside Residential Neighborhoods are located along the bluff overlooking the basin, with views of Downtown Cincinnati, and mainly consist of single-family attached and detached houses on small lots on long streets with few intersections. New development, redevelopment and rehabilitation in this zone should closely mirror existing development patterns, with densities ranging from approximately **6 to 14 units per acre**. Hillside constraints will continue to affect development in this area. Careful review of geotechnical engineering plans for new housing construction on remaining infill sites is critical given the potential impact on viewsheds, the structural integrity of the hillside, surrounding public infrastructure, and adjacent housing, as well as the potential for increased flooding, soil erosion, and public maintenance costs.

#### **TRADITIONAL NEIGHBORHOODS**

Traditional Neighborhoods are located within the basin area and retain the original development and street patterns from the early 1900s, which was a major period of economic and population growth for Newport. Common characteristics include a diverse range of housing types on typically small lots, houses placed closer to the street and an intersecting street pattern with cross streets. The flat topography, compact nature of development, street grid pattern, and proximity to the riverfront and the Central Business District make traditional neighborhoods highly walkable. Many of these neighborhoods have been designated local and/or national historic districts because of the significant number of historic buildings that remain and the city’s desire to spur rehabilitation and reinvestment of existing structures.

In a traditional neighborhood, the types of housing can vary and may include a compatible mix of housing types such as single family, two-family and attached units located seamlessly together. These areas may also include townhouses and a limited number of larger structures where the land area and building size would accommodate the required parking and ample unit sizes. New development, redevelopment and rehabilitation

in these areas should closely mirror existing uses. Context sensitive infill housing development is appropriate as single family, two-family, three-family or as row-house structures at densities of **10 to 17 units per acre**. New larger apartment buildings are discouraged.

#### **HIGH-DENSITY RESIDENTIAL**

High-Density Residential areas generally include three-family, townhouse and multifamily structures. Limited ancillary retail or office uses may also be appropriate. New development is encouraged as townhouses or apartment/condominiums on infill sites. Rehabilitation of existing larger structures (retail, institutional and residential) is encouraged as residential space. Single-family residential and large-scale commercial development is discouraged. Densities would be approximately **20 units per acre**.

#### **DEVELOPMENTALLY SENSITIVE RESIDENTIAL**

Generally undeveloped areas that are dominated by environmentally sensitive land characteristics, such as existing slope of twenty percent or greater, or unique soil characteristics that limit the ability of the area to support urban development. These areas generally contain significant wooded areas, creeks, wildlife habitat and other natural features that are important to the region's ecology as well as a specific site's stability and visual character. In some cases, the best option is to preserve steep hillsides and dense woodlands as undeveloped forested hillsides, or limit development to less intensive uses such as passive recreational activities (i.e. walking trails, bird watching, and nature exploration trails). In other cases, significant subsurface investigation and geotechnical engineering and design will need to take place to determine the feasibility of development.

Development in these areas should be designed to minimize slope disturbance, taking into consideration soils profile and other ecological characteristics, as well as long-term public infrastructure maintenance costs. Additional development regulations should be considered, such as limiting the amount of grading to a percentage of the development site based on the steepness of the slope and soil characteristics, requiring existing trees to be preserved, and protecting existing viewsheds. Clustered development at densities that mirror those of the surrounding neighborhoods and/or that meet the requirements of the underlying zone is appropriate.

#### **MIXED USE (CENTRAL BUSINESS DISTRICT (CBD))**

The Central Business District (CBD) is Newport's downtown and traditional main street. The CBD mixed-use area contains a high concentration of older buildings in the Monmouth Street National Historic District (established in 1996), and the York Street National Historic District (established in 1995) and are governed by historic district design guidelines.

Private and public investment is encouraged to maintain the CBD as a major local destination for Newport residents filled with a collection of smaller, unique businesses that run the gamut from retail stores and restaurants, to maker and craft businesses, coworking and collaborative office spaces. Residential development including rehabilitation of upper floors for residential use is encouraged so as to complement other downtown uses and surrounding neighborhoods. With its continued popularity and recognition, management of public spaces is paramount to ensure the downtown continues to be a desirable place for Newport residents to visit.

#### **MIXED USE (CBD FRINGE)**

The CBD Fringe Mixed Use area is a transitional zone. New development as well as adaptive reuse of existing buildings is encouraged to accommodate a variety of compatible uses, including a combination of small to medium scale retail, residential, commercial and office uses in complimentary configurations. Most of the existing commercial, residential and office uses are appropriate for the area and are expected to remain. New

developments in the CBD Fringe mixed-use areas should be constructed as coordinated, unified projects and should integrate proposed uses appropriately. Rehabilitation and infill projects should be limited to residential, commercial or office uses, or a combination of these uses. The intensity of these types of projects may differ based on the surrounding development. Zoning provisions modified or enacted subsequent to the Comprehensive Plan will need to consider special site related requirements for mixed-use areas. These special site related requirements should address landscaping buffers between uses of different intensities or different uses, parking requirements tailored to mixed-use areas, and transitional uses-by-right in mixed areas.

#### **MIXED USE (RIVERFRONT MIXED USE)**

The Riverfront Mixed Use area is designed to capitalize on proximity to the Ohio River and existing anchor developments that have established the Newport Riverfront as a regional destination. A mixture of entertainment and dining venues, retail attractions and supporting uses such as hotels are encouraged to continue to attract visitors and residents alike. In addition, high quality office space and residential units are encouraged to promote the Riverfront area as a place to live, work and play. All new development is expected to maximize physical and visual connections to both the Ohio and Licking rivers as well as regional trails and recreation areas along the riverfronts.

#### **MIXED USE (INNOVATION/ENTERTAINMENT CORRIDOR)**

The Innovation/Entertainment Mixed Use corridor is located along the new KY 9 roadway that provides increased connectivity with sidewalks/bike lanes. New development is expected to be a continuation of the nearby Ovation and Newport on the Levee developments along the riverfront, including a mix of uses such as entertainment, office, high tech (such as biomedicine robotics, and other innovative companies), and residential and offices, with a focus on workforce development and training opportunities. Taking advantage of the historic significance, compactness and diversity of the West Side neighborhood, and the concentration of developable land along the new KY 9 corridor, the Innovation/Entertainment Mixed Use area fosters first-class development with a mix of uses and spaces conducive to innovation and creativity, and cross-sectoral diversity that attracts residents, businesses, and visitors should be created.

This district is bisected by a “unified” KY9/Licking River Parkway that includes a new separate multi-modal path along the west side of the corridor, wayfinding, public art, large trees, decorative lighting, and other elements to create an iconic parkway.

New job creation, economic opportunities and neighborhood improvements will connect existing and new residents and businesses in ways that help make the neighborhood an inclusive and vibrant place.

Redevelopment will be balanced with preservation of the West Side’s existing housing stock and neighborhood amenities. Increasing and enhancing access and connection to new and existing open spaces and the Licking River will promote the health and wellness of our natural environment and Newport residents.

#### **MIXED USE (REGIONAL CENTER)**

The Regional Center mixed use area currently includes large-scale retail and service establishments, as well as smaller retail, personal and business services with easy access from I-471 and associated arterial roads. Future redevelopment of the areas adjacent to US 27 may be expected to include a wider range of retail, commercial, entertainment, hotel, restaurant, office, medical, and technology-based uses. Multifamily residential uses are also appropriate especially if designed in conjunction with first floor retail or office spaces as part of the mixed-use development. Redevelopment of this area should be done on a large scale, not in a piecemeal fashion, and should take into consideration the potential negative impacts of significant additional traffic generated along the two major roadways (Carothers and US 27).

New development and redevelopment should take advantage of the US 27 Smart Corridor planned improvements, such as a road diet that reduces the number of vehicle travel lanes to accommodate bike lanes and wider sidewalks in a more attractive, safe environment, traffic management strategies such as coordinated signals, district wide public WiFi, and electric vehicle charging stations. With increased multi-modal options, fewer parking spaces should be required, ultimately allowing large parking lots to be redesigned with increased landscaping.

#### **LIGHT INDUSTRY**

Light Industrial uses include any type of manufacturing, production, assembly, warehousing, distribution or similar operation that can conduct its activity without creating significant nuisances for surrounding parcels. Typically, all processing is conducted within buildings, requires limited exterior storage, generates small amounts of tractor trailer traffic, and are reasonably free of potentially hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants (e.g. electronics assembly plant, bottling plant, machine shop, etc.). Also included in this designation are research and development and laboratories.

#### **PUBLIC AND SEMI-PUBLIC**

Public and Semi-Public designation indicates existing city and county government offices, safety facilities and public utility structures, as well as semi-public institutions such as libraries, schools and hospitals. These facilities provide necessary services to the community. Noting them on the Future Land Use Plan recognizes that the importance of ensuring compatibility with surrounding land uses.

#### **PARKS AND RECREATION**

Parks and Recreation areas include all city parks and recreational uses such as ball fields and tennis courts. It also includes land reserved along the banks of the Ohio and Licking River corridors to preserve its scenic, recreational, cultural, historic, economic and environmental value to the community. Public access to the rivers should be integrated with public open space. Future acquisition of additional land for public open space may be desirable in order to provide trails to increase connectivity, preserve steep slopes, and accommodate public stormwater management facilities.