

Mixed Use Land Use is designated ~~as such~~ to identify areas where the clustering of multiple related uses provides benefits to the community which typically cannot be achieved through the strict separation of uses. More specifically, mixed use can be more clearly defined as three or more significant uses (such as retail/entertainment, office, residential, hotel, light industrial and/or civic/cultural/recreation) that, in well planned projects, are mutually supporting. Mixed Use generally includes a clustering of related uses with a proportionate balance of those uses dispersed throughout while providing safe and convenient opportunities for multi-modal connections (~~generally bicycle and pedestrian facilities~~) within the development and to places outside the development. Appropriate mixing of uses should provide for more efficient use of land and public infrastructure and bring people closer to the things they need on a daily basis with greater accessibility.

~~Mixed use can occur at multiple levels, from single building to whole districts. However, a single mixed use building cannot be an island unto itself, but must be integrated into a well-conceived whole. Otherwise the building cannot fulfill the spirit of mixed use as no one building can increase density, reduce use segregation, and increase use integration. Successful mixed use projects can be created on many scales and in many locations—in an individual building, a series of buildings grouped together, or as a predominant characteristic across a developed area. Whatever the scale, there must be a readily identifiable mix of functions which jointly activate the area. The effect must be more than just an aesthetic one.~~

Several areas on the Recommended Land Use Map have been designated as mixed use. These areas can be found in any of the four sub areas of the county and are intended to indicate that a development within such an area should be considered more collectively than typical commercial developments. These designated areas have been strategically located based on the potential for these areas to develop in a cohesive manner. ~~In the County's more urban areas, mixed use should likely include a high density mix of residential, commercial, and public/semi-public uses. Urban mixed uses are typically more conducive to a vertical mix of uses within a dense walkable environment. In the County's more suburban areas, mixed use may include any combination of moderate to high density uses between existing neighborhoods with an emphasis of creating connections between these built environments. The scale of each mixed use development is intended to be based on the surrounding neighborhood and intensity of uses.~~

With this ~~new~~ recommended land use category ~~for Kenton County's Comprehensive Land Use~~, it should be understood that each jurisdiction in which Mixed Use is designated was strategically identified through land use discussions with elected and appointed officials and is ~~are~~ intended to convey the desires and visions of those jurisdictions. The level of specificity for approved uses, the number of uses required, and character standards are determined by each jurisdiction. The specific vision for each Mixed Use area can be found within information boxes that appear when the interactive Recommended Land Use Map is clicked. It is a recommendation of this comprehensive planning effort for each of those jurisdictions to examine the areas within their boundaries to appropriately update the zoning ordinances ~~in order~~ to effectively modify their regulatory tools to entice desired development.