



Unincorporated Kenton County DRAFT Recommended Land Use

1) Change from Residential 2.1 to 4.0 to Industrial and Mixed Use.

Mixed Use for this area can include one or more of the following uses: Industrial, Commercial, and Office uses.

2) Change from Small Area Study to Mixed Use, Residential Under 2.0, Residential 2.1 to 4.0, Industrial, Agricultural and Rural Use, Recreation and Open Space, and Other Community Facilities. More details pertaining to this area can be found in the South Banklick Small Area Study, which was approved in 2006.

This representation of the study's recommended land use in Direction 2030 is due to the functionality of new mapping technology. No changes have been made to the small area study itself.

3) This area was studied as part of the 2006 South Banklick Small Area Study, which can be reviewed by clicking the link below. The study identified Mixed Use for this area as predominantly residential, with a majority of detached single-family homes and a 25 percent minimum of condominiums or townhomes. A small amount of rural commercial is also appropriate to serve the needs of surrounding neighborhoods. More details pertaining to this area can be found in the South Banklick Small Area Study.

4) Change from Agricultural and Rural Uses to Other Community Facilities.

5) Change from Agricultural and Rural Uses to Industrial.

Agricultural and Rural Conservation

8) Create AGRICULTURE AND RURAL CONSERVATION overlay:

Areas classified as Agricultural and Rural Conservation represent lands recommended for the least amount of development in the county. These areas are typically consistent with floodplain locations and other areas where development would be challenging because of the existing natural features of the land. While construction of new single-family residential and agricultural support structures is permitted within this area, the designation is intended to promote the retention and preservation of natural features and open space. These features may include natural areas such as wetlands, woodlands, meadows, lakes/ponds, and stream corridors. Active agricultural and agritourism enterprises are also appropriate for this area.

Any new residential uses should be of a lower intensity than even the Agricultural and Rural Use or less than 1 dwelling unit per net acre. New construction should preserve natural site features and minimize environmental impact.

These areas are ideal for conservation and mitigation initiatives as they are environmentally sensitive.

Natural View Conservation

7) Create NATURAL VIEW CONSERVATION overlay:

Areas classified as Natural View Conservation are locations that have unique aesthetic elements or those that contribute to the overall character of the community. Any development in these areas should promote the retention of natural views of these areas. Viewsheds enhance property values, contribute to the economy, and may serve as the part of the foundation of a community's identity.

6) Change from Agricultural and Rural Uses and Recreation and Open Space to new River Recreation land use designation.

RIVER RECREATION is defined as: Areas classified as River Recreation are intended to provide land for public or private recreation uses. Uses such as campgrounds, parks, event centers, recreational river access, fishing, or other recreational activities are appropriate for this area.

Draft Recommended Land Use

- Natural View Conservation
- Agricultural and Rural Conservation
- Residential Under 2.0
- Residential 2.1 TO 4.0
- Residential 4.1 TO 7.0
- Residential 7.1 TO 14.0
- Residential 14.1 TO 30.0
- Residential Over 30.0
- Agricultural and Rural Uses
- Commercial
- Mixed Use
- Industrial
- Small Study Area
- Recreation and Open Space
- Other Community Facilities
- Water
- Rail Road
- Right of Way
- River Recreation

1:24,000



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Parcel data provided by CCPVA,
PCPVA and LINK-GIS.

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These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.