

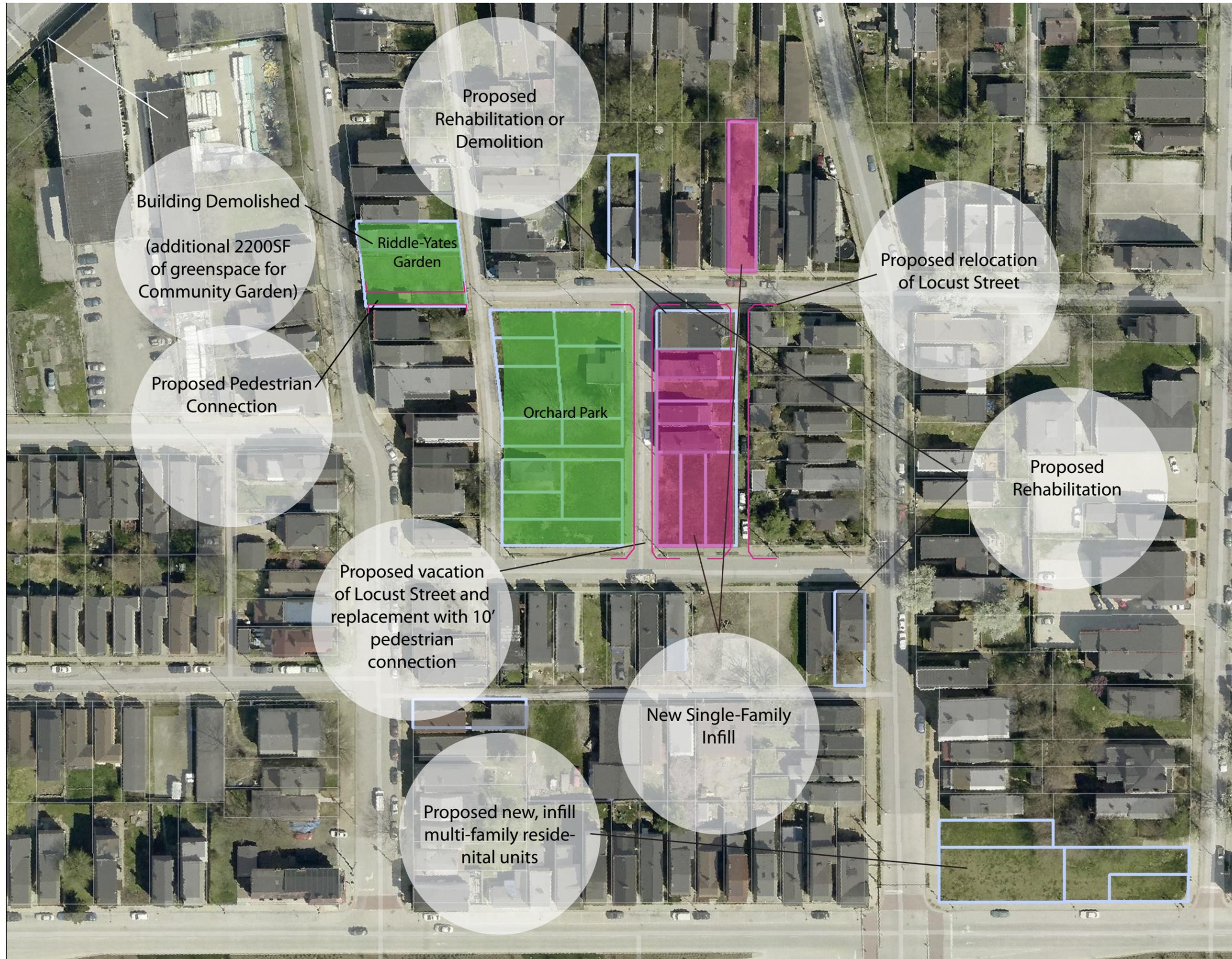
Orchard Park



**CITY OF
COVINGTON
KENTUCKY**

Redevelopment Plan

JULY 12, 2016



New Single-Family Infill

The designs for new residences in this area should enhance the character of the historic neighborhood and convey a sense of local identity. They should be compatible with the surrounding architecture but contemporary, reflecting the period in which they are being constructed. Careful consideration of the integration of the new residences into the context of the surrounding structures is essential.

New development should respect the rhythms of the existing streetscape in terms of the setbacks, lot widths, and massing. Buildings should be sited parallel to the street, and a maximum of three stories in height. Designs should be oriented to pedestrians, and garages should be located at the rear or secondary elevations. Modern interpretations of the historic ornament and detailing found within the neighborhood are encouraged, and new buildings should have a similar level of complexity of form and detailing as the historic architecture.

Flexibility is allowed for the single family structures to be detached, semi-attached, or a fully attached rowhouse typology, as long as the design respects the historic streetscape character.