

**COMMISSIONERS ORDINANCE NO. O-2023-027**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF  
NEWPORT, KENTUCKY APPROVING AND ESTABLISHING THE EAST ROW  
HISTORIC DESIGN REVIEW OVERLAY DISTRICT**

WHEREAS, the City's Planning and Zoning Commission held a properly noticed public hearing on November 7, 2023, Case No. PZ-23-10 in which it made a unanimous recommendation to the City Commission to approve and establish the East Row Historic Design Review Overlay District; and,

WHEREAS, its character has a geographically definable neighborhood possessing a significant concentration or continuity of sites, buildings, objects or structures, united by culture, architectural style or physical plan and development; and,

WHEREAS, in keeping with the provisions of KRS 82.660 et. seq. regarding the creation of overlay districts;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF NEWPORT, KENTUCIY, as follows:

**SECTION I**

There is hereby approved and established the East Row Historic Design Review Overlay District (ERHDROD), as recommended by the Planning and Zoning Commission, generally bounded by East 2<sup>nd</sup> Street to the north, East 10<sup>th</sup> Street to the south, Oak Street to the east and Washington Avenue to the west, as outlined in the attached map which made a part hereof and incorporated by reference.

**SECTION II**

The City hereby accepts the aforementioned boundaries of the ERHDROD, based upon the recommendation of the Planning and Zoning Commission and its findings, in accordance with the provisions of KRS 82.660 et. seq., and determines that:

The area within the boundaries has historical, architectural, natural, or cultural significance and is suitable for preservation and is located near both the Licking and Ohio rivers;

The ERHDROD has the same boundaries of the existing historic district in order to preserve the existing housing stock and historical buildings or structures located therein in order to retain their value as a reminder of the cultural, historical and architectural heritage of the City;

The ERHDROD conforms with all applicable and overlay zoning regulations of the City and State regarding the same, including the designation of local historic districts pursuant to Ordnance Section 32.075;

The administration of the regulations shall be the responsibility of the City's Planning and Zoning Commission to administer pursuant to the standards, guidelines and criteria established by Ordinance (i.e. the East Row Historic Design Review Overlay District Guidelines) for operation thereunder which are made a part hereof and incorporated by reference, including those promulgated by the Kentucky Heritage Commission;

The recommendation and establishment is in keeping with the City's current Comprehensive Plan; and,

All persons are restricted from making any structural changes or ordinary repairs to any building or structures located within the area; or creating surface parking lots; or clearing trees or other vegetation; or changing the appearance of signage (except in the case of an emergency) without first having applied for and been issued the requisite permit allowing the same to occur.

### SECTION III

That this Ordinance shall be signed by the Mayor, attested to by the City Clerk, recorded, published and effective upon publication.

PASSED: First Reading: November 20, 2023

PASSED: Second Reading: December 11, 2023

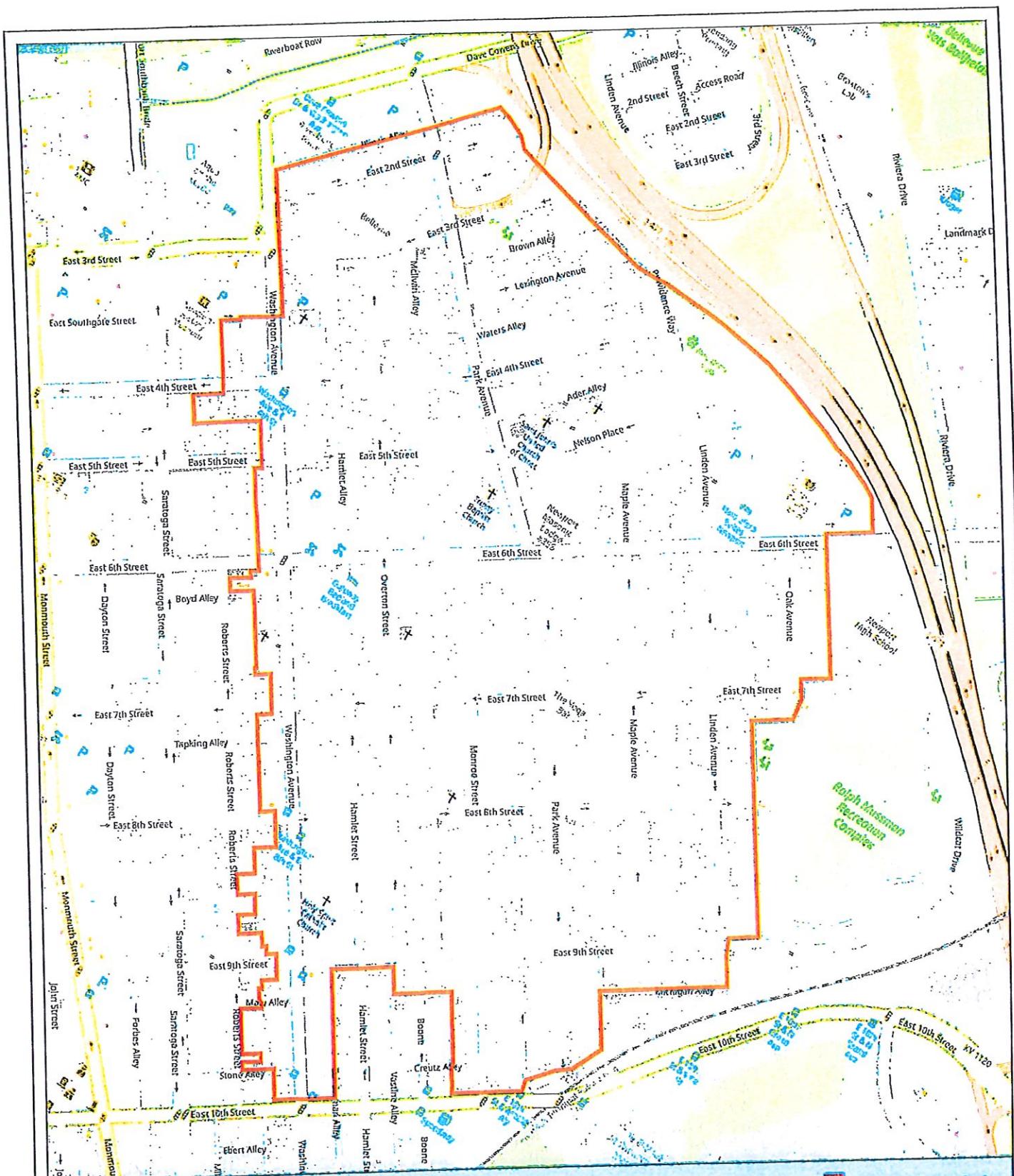
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Thomas L. Guidugli Jr., Mayor

ATTEST:

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Tiffany Myers, City Clerk



 District Boundaries

## East Row Local Historic District

City of Newport  
Campbell County, Kentucky

City of Newport  
998 Monmouth Street  
Newport, KY 41075  
859.655.6347



NEWPORT, KY  
**EAST ROW**  
HISTORIC DISTRICT