

TO: The City of Bowling Green
c/o Heather Saylor, Planning Director

FROM: Nolan Nicaise, Sr. Urban and Environmental Planner, ZoneCo

DATE: April 13, 2023

RE: Bowling Green, OH, Updated Draft of Zoning Code

In this transmission, I am providing the following documents:

- A PDF of an updated version of the zoning code. This memo's log of changes includes all changes made to the February 10, 2023, draft.
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The following constitutes a log of changes made to the February 10, 2023, draft:

1. Map changes:
 - a. "NC" was changed to "C" to match the new naming from Neighborhood Commercial to Commercial.
2. Changes throughout whole document:
 - a. Date on footer was updated to April 13, 2023
 - b. Cross-references and the table of contents were updated
3. Section 150.22 List of Zones
 - a. The Mixed-Use Neighborhood Zone (MUN) was added to the list.
4. Section 150.28 Mixed-Use Neighborhood Zone
 - a. This zone was added after the Innovation and Employment Zone and before the Institutional Zone.
 - b. Table 6 was added to describe the design standards for the MUN Zone.
5. Section 150.34 Pedestrian Residential District
 - a. Table 11: PR district lot coverage was changed to 70% max.
6. Section 150.39 Summary Table of Zone and District Regulations
 - a. Table 20: New Zone (MUN) was added to the table
 - b. A new row for Lot Depth was added to the table
 - c. A superscript for the MUN Zone's side yard setback was added. Other superscript symbols were re-ordered.

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d. Table 20: PR district lot coverage was changed to 70% max.

7. Section 150.42 Comprehensive Use Table

- a. Table 21: Dog Park was added as a conditional use in the I Zone.
- b. Table 21: Nursing Home was removed from use for the PR District.
- c. Table 21: A new column for Mixed-Use Neighborhood was added, and its uses were populated in the table according to Council’s proposal.
- d. Table 21: The Pedestrian Residential District column was updated to reflect page 2 of the March 7, 2023 memo from Rachel Phipps and Jeff Dennis to the Council.
- e. Place of “Religious Assembly” was substituted for Place of “Worship” to be consistent with the term defined in the glossary.
- f. “Campus Ministry” was removed from the comprehensive use table.
- g. Trailer, Subdivision Sales was added as permitted in R-2, R-3, PR, and UR.
- h. Group Home or Community Residence was added as a row and was permitted in R-1, R-2, R-3, MUN, PR, and UR.
- i. “Adult Group Home” was renamed “Adult Care Facility”.
- j. Accessory Dwelling Unit was added as a permitted use in the MUN Zone.
- k. One-Unit Dwelling was added as a permitted use in the MUN Zone.

8. Section 150.44 Accessory Uses

- a. The Accessory Use Setback Table was moved up to occur after Part I, before Part J.

9. Section 150.50 Bed and Breakfast Inn

- a. Part D: “eight rented bedrooms” was changed to “five rented bedrooms” to make a B&B consistent with a one-unit dwelling, which is limited to five bedrooms.

10. Section 150.60 One-Unit Dwelling, Two-Unit Dwelling, or Multiple-Unit Dwelling

- a. Part B: “In the Central Business District (CB), no multiple-unit dwelling may occupy any ground floor portion of a structure.” was changed to “In the Central Business District (CB), no dwelling unit of a multiple-unit dwelling may occupy any ground floor portion of a structure.” to add clarity that, while a dwelling unit cannot be on the ground floor, other portions of a multiple-unit dwelling (such as a leasing office, gym, or lobby) may be located on the ground floor.

11. Section 150.61 Outdoor Storage



- a. “6-ft-high evergreen vegetation” was added to part C to allow for vegetative screening, not only opaque fences.
12. Section 150.67 Telecommunications Facilities
- a. Part O.2: Multi-Use Neighborhood Zone was added to the list for conditional uses.
13. Section 150.80 Buffering
- a. MUN was added to the table, and small buffers were indicated as being required for adjacency with the R-1 zone.
14. Section 150.81 Outdoor Lighting
- a. MUN was added to Table 26 to match the R-1, R-2, R-3, PR, and UR regulations
15. Section 150.82 Sign Regulations in All Zones and Districts
- a. A new paragraph was added, prohibiting off-premise signs
16. Section 150.84 Sign Regulations Table
- a. MUN was added to the table, and sign regulations from the PR District were used for the MUN sign regulations.
17. Section 150.85 Continuation of Nonconforming Buildings and Uses
- a. “...the zoning code in effect immediately prior to the enactment...” was capitalized to “...the Zoning Code in effect immediately prior to the enactment...”
18. Section 150.89 Reconstruction of Damaged Improvements
- a. Page 94: Reconstruction of Damaged Improvements: “...within twelve (12) months of such casualty” was changed to “...within twenty-four (24) months of such casualty.”
19. Section 150.94 Application and Issuance of Zoning Certificate
- a. Part D was changed to: “Every application for zoning certificate shall be accompanied by the applicable fee as set forth in Section 35.70 of the Bowling Green Code of Ordinances.”
20. Section 150.101 Zoning Board of Appeals—Powers and Duties
- a. Added: “The Board shall also have the power to hear and decide on appeals of actions of the Floodplain Administrator and any enforcement of the housing code or building code, as specified in Chapter 152 of the City of Bowling Green Code of Ordinances.”



- b. Added: “The Board shall also have the power to grant variances to the noise ordinance, as specified in Chapter 132 of the City of Bowling Green Code of Ordinances.”
- c. Added: “Such applications for appeals, exceptions, variances, conditional uses, extensions of uses on the border of a zone or district, or determinations of a zone or district border in the case of differences in actual layouts and the map shall be brought to the Board by the property owner of each lot subject to the proposed use or determination.”

21. Section 150.103 Zoning Board of Appeals—Fees

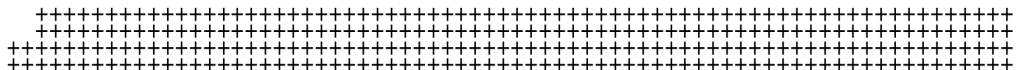
- a. This new section was added above the formerly 150.103 Zoning Board of Appeals—Appeals of Planning Director Decisions
- b. Added: “An appeal from a decision of the Planning Director accompanied by the applicable fee as set forth in Section 35.70 of the Bowling Green Code of Ordinances.”

22. Section 150.111 Text and Map Amendments—Procedures

- a. Added as Part A: “Applications for any change of district boundaries or classifications of property as shown on the zoning map shall be submitted to the Commission by the Commission, itself, the Council, or the property owner of the property proposed to be reclassified.”
- b. Added as Part I: “In order to partially defray the costs of processing a property owner’s application for a change of the official zoning map, a fee as set forth in Section 35.70 of the Bowling Green Code of Ordinances must accompany the application. Under no conditional shall any of the aforementioned fee be or any part thereof be returned to the applicant for failure of the application.”

23. Article VII Glossary of Terms

- a. Adult Group Home was renamed Adult Care Facility. In the definition, the phrase “A group home or community residence...” was changed to “An adult care facility...”
- b. Campus Ministry was removed as a defined term.
- c. Added: GROUP HOME OR COMMUNITY RESIDENCE. A dwelling occupied by unrelated individuals which is licensed or administered by the federal, state, county, or city government, or a contracted entity thereof. A group home or community residence is not a rooming house, boarding house, or dormitory as defined in this section.



- d. Added: Off-Premise Sign: “An outdoor sign displaying advertising that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.”
- e. One-Unit Dwelling was updated from “A dwelling use or bed and breakfast inn use consisting of no more than one dwelling unit on a lot and having no more than five bedrooms.” to “A dwelling use consisting of no more than one dwelling unit on a lot and having no more than five bedrooms.”
- f. Trailer, Subdivision Sales: “such as a model home” was added to the end of the definition.

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