ARTICLE 4
ZONING DISTRICTS

SEC. 4.1 ESTABLISHMENT OF DISTRICTS

For the purpose of this Zoning Ordinance, the area of jurisdiction of this Zoning Ordinance is hereby divided into zoning districts which shall be designated as follows:

Zoning Districts	Symbol	Page
Base Districts		
Agriculture District	AG	4-4
Single Family Residential Districts	R-E RR RS-1A RS-1B RS-1C RS-1D	4-6
Mobile Home Park	MHP	4-7
Two-Family Residential District	RM-2	4-22
Townhouse/Multi-Family Residential District	RM-3	4-22
Multi-family Residential District	RM-4	4-22
Neighborhood Business District	NB	4-31
General Business District	GB	4-31
Central Business District	CB	4-31
Highway Business District	HB	4-31
Office and Professional - Residential	OP-R	4-31
Office and Professional - Commercial	OP-C	4-31
Public District	P	4-31
Light Industrial District	LI	4-55
Heavy Industrial District	HI	4-55
Special Purpose Districts		
Planned Unit Development District	PUD	4-60
General Flood District	F	4-61
Overlay Districts		
Conservation Subdivision Overlay District	CSOD	4-64
Urban Growth Overlay District	UG	4-66
Historic Overlay District	HD	4-82
University District	UD	4-89
Airport Overlay District	AD	4-91

SEC. 4.2 OFFICIAL ZONING MAP

4.2.1 Established

The boundaries of these zoning districts are hereby established on an Official Zoning Map as part of a Geographic Information Systems (GIS) map application in a layer entitled “Zoning”, which is maintained and periodically amended by City-County Planning Commission staff. This official map and zoning boundaries are derived from the "Zoning Map - Bowling Green Corporate Limits," dated March, 1958, as amended and "Zoning Maps - Warren County," dated October, 1967, as amended, which are both permanently located in the City-County Planning Commission offices. These official zoning map layer together with all explanatory matter thereon, are hereby adopted by reference and declared to be a part of this Zoning Ordinance. Any territory hereafter annexed to any city shall remain in the same district as legally existed before annexation unless the district is specifically changed by ordinance according to the requirements of the relevant provisions of KRS or this Zoning Ordinance pertaining to amendments.

4.2.2 Replacement

In the event that either Official Zoning Map becomes damaged, destroyed, lost, or is deemed necessary to be replaced due to age of the map, the City-County Planning Commission may by authorization through resolution adopted by the Cities of Bowling Green, Plum Springs, Woodburn, Oakland, Smiths Grove and Warren County, adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

4.2.3 Rules for Interpretation of Zoning District Boundaries

The zoning district boundary lines on the Official Zoning Map are intended to follow lot or tract lines or farm boundaries, the center lines of streets or the corporate limit lines, all as they existed at the time of enactment of this Ordinance. Where uncertainty exists as to the boundaries of Zoning Districts as shown on the Official Zoning Map, the following rules shall apply.

A. Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines; vacated rights-of-way shall not affect the original zoning.

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines. In instances where boundaries were established based on approximate lot lines depicted by the PVA, and where a plat of record existed at the time of establishment of such boundary, boundaries shall follow platted lot lines.

C. Boundaries indicated as approximately following political boundaries shall be construed as following such boundaries.

D. Boundaries indicated as following railroad lines or rights-of-way shall be construed to be midway between the main tracks.

E. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, lakes or other bodies of water shall be construed to follow such center lines.

F. Boundaries indicated as approximately parallel to features indicated in the paragraphs above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map, if an accurate legal description cannot be determined.

G. Where the above stated rules do not indicate the exact location of the zoning district boundaries, then said boundaries shall be determined by the Executive Director and may be subject to appeal to the Board of Adjustments.

H. Within an Overlay or Special Purpose District, boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

SEC. 4.3 AGRICULTURE DISTRICT (AG)

4.3.1 Purpose and Intent

The Agriculture District is intended to:

A. Maintain, preserve and enhance natural areas and the prime agricultural lands of Warren County;

B. Protect the decreasing supply of prime agriculture lands in Warren County in order to maintain one of the county's principal economic resources--the agriculture economy of the county;

C. Discourage premature urban growth on land best suited for agriculture purposes;

D. Control the indiscriminate infiltration of urban development into prime agriculture areas which adversely affects agriculture operators;

E. Minimize urban-type development in rural areas until urban-type services and utilities can be provided;

F. Preserve the natural beauty and open space character of the rural countryside.

G. Protect the public health, safety and welfare from hazardous and/or unsafe waste, whether solid, semi-solid or liquid generated or disintegrated from a municipal, commercial or industrial waste water treatment plant, water supply treatment plant, air pollution control facility or any other such waste having similar characteristics and effects; due to the presence of sinkholes, losing streams and sinking streams associated with the karst topography of Warren County.

4.3.2 Uses

Uses permitted in this District are shown in the Use Table in Sec. 5.1, Use Table. This table employs broad use categories containing a variety of similar uses. The use categories are described in Sec. 5.2, Use Categories, and Appendix B lists examples of uses, showing which use categories they fall into. Additional standards for specific uses, if any, can be found in each category.

4.3.3 Permitted Residential Unit Types

The following residential unit types shall be permitted in this District:

A. Single-family detached;

B. Modular home;

C. Manufactured home (permitted only on property containing a minimum of 2 acres);

D. Qualified manufactured home; and

E. Accessory Apartment

Permitted residential unit types must be permanently affixed to the ground and properly permitted through the applicable agency. Permitted residential unit types shall not include shed, mobile home, bus, travel trailer, RV, cooler, vehicle or freight container.

4.3.4 Property Development Standards

A. Dimensional standards for this District are found in the following table. Residential development, less than two (2) acres in size, in this District shall comply with the R-E single family residential development standards in Sec. 4.4.

Agriculture District (AG)	
Lot Area (minimum)	
Public Sewer	5 Acres
Septic System	5 Acres
Lot Width (minimum) (at building line)	100 feet
Lot Frontage (minimum)	
Public Street	40 feet
Cul-de-Sac (bulb only)	40 feet
Lot Coverage (maximum)	25%
Setbacks (minimum)	
Front Yard	25 feet
Side Yard	25 feet
Rear Yard	25 feet
Accessory Structure	5 feet
Fence	0 feet[1]
Height (maximum)	N/A
Fire Protection Required? See Sec. 1.13	
Off-Street Parking	2 spaces

[1] Property under 2 acres must adhere to Section 4.4.5.E.

B. Only one principal residential structure shall be permitted per platted lot.

C. Exception (in Warren County unincorporated area only). The minimum lot area for this District may be reduced to one acre for no more than 2 lots being subdivided from a parcel which has existed in the same configuration since July 1, 2001. The remaining parcel must be a minimum of five (5) acres. If the remaining parcel is less than five (5) acres, it must be added to an adjoining tract of land where the resulting acreage of the adjacent parcel is 5 acres or greater.

All parcels subdivided under this provision must meet all other requirements of this ordinance.

D. Accessory apartments are permitted in the AG district. A maximum of one accessory apartment is permitted per lot. An accessory apartment may be attached or detached from the principal residence. If attached to the principal residence, any entrance into the accessory apartment shall be located on the side or rear façade(s) of the building. The floor area of the accessory apartment may not exceed 50 percent of the floor area of the principal structure. Accessory apartments are allowed on lots of record that do not meet the minimum lot area or width standards for the zoning district, but all yard dimensions and other development standards must conform to the district regulations. Accessory apartments may only be occupied by persons related, by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship, to those residing in the principal structure. A maximum of one caretaker/caregiver is also authorized to reside in such accessory apartment for the sole purpose of providing care to someone residing on the property. The property owner(s) may also choose to reside in the accessory apartment, as long as the primary residence is occupied by persons related by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship, to the property owner(s).

4.3.5 Signs

Agricultural uses and properly permitted conditional uses may have a maximum of one freestanding sign (pole or monument) with a maximum face area of 32 s.f. and maximum height of 5 feet. Additional wall signs are allowed at a maximum total sign face of 50 s.f.

A. Freestanding signs may be allowed in public right-of-way only with written permission of the applicable jurisdiction.

B. If located on private property, freestanding signs must be installed a minimum of 20 feet from the edge of pavement.

For Temporary Signs, see Section 4.6.8.F.4.

4.3.6 Accessory Structures

A. Accessory structures, except as otherwise permitted by this Ordinance shall require a building permit. Fences constructed on agriculturally zoned land, 2 acres or greater, do not require a

permit and are exempt from accessory structure setback requirements. Fences for residential purposes on lots less than two (2) acres shall follow the single family residential standards in section 4.4.5.E.

B. Accessory buildings/structures shall not include mobile home, bus, travel trailer, RV, trailer, cooler or vehicle. Freight containers are also prohibited as accessory buildings/structures in the AG zone, unless located on property containing a minimum of 2 acres.

C. Swimming Pools.

(1) All swimming pools with a water depth of 3 feet or greater shall require a building permit.

(2) A swimming pool shall be located no closer than 25 feet to the rear property line and no closer than 25 feet to a side property line. On a corner or through lot, the yard setback shall be 25 feet along any property line adjacent to public right-of-way. The setback shall be measured from the wall of the swimming pool to the nearest property line.

(3) The swimming pool area shall be enclosed by a fence or other suitable barrier with a minimum height of not less than 4 feet. Openings in the fence shall be small enough to prevent a child from entering the enclosure other than through the gate.

SEC. 4.4 SINGLE FAMILY RESIDENTIAL DISTRICTS

In all single family residential districts, residential unit types (including accessory apartments for family members) must be permanently affixed to the ground and properly permitted through the applicable agency. Permitted residential unit types shall not include shed, bus, travel trailer, RV, cooler, vehicle or freight container.

4.4.1 Rural Residential District (RR)

A. Purpose and Intent

The Rural Residential District provides opportunities for large lot residential development in the unincorporated areas of Warren County only.

B. Permitted Residential Unit Types

The following residential unit types shall be permitted in this District:

1. Single-family detached;
2. Modular home;
3. Manufactured home ;
4. Qualified manufactured home
5. Mobile home; and
6. Accessory apartments as defined in Section 4.4.5.E.5.

4.4.2 Residential Estate District (R-E)

A. Purpose and Intent

The Residential Estate District is intended to provide opportunities for large-lot rural estates in areas that may or may not be served by public sanitary sewer. This area is intended to serve as a transition between urban and rural areas.

B. Permitted Residential Unit Types

The following residential unit types shall be permitted in this District:

1. Single-family detached;
2. Modular home;
3. Qualified manufactured home; and
4. Accessory apartments as defined in Section 4.4.5.E.5.

4.4.3 RS-1A through RS-1D

A. Purpose and Intent

The Single Family Residential Districts are intended to provide opportunities for detached and attached single family residential development, including zero lot line homes, twinhomes, townhomes and patio homes. Occupancy in these districts is limited to one family per residential lot. These districts shall be served by public sanitary sewer.

B. Permitted Residential Unit Types

The following residential unit types shall be permitted in these Districts:

	RS-1A	RS-1B	RS-1C	RS-1D
Single-Family Detached	P	P	P	P
Modular Home	P	P	P	P
Manufactured Home	--	--	--	--
Qualified Manufactured Home	P	P	P	P
Zero Lot Line	--	--	P	P
Accessory Apartments (For Family Members Only)	P	P	P	P
Twinhome	--	P	P	P
Townhome or Patio Home	--	--	--	P

P = Permitted Type

Development of any twinhome, townhome or patio home within the RS-1B, C or D districts shall only be permitted on property that was rezoned to such designation on or after July 1, 2018. Infill of twinhomes, townhomes or patio homes within neighborhoods or subdivisions, regardless of the date it was established, is not permitted unless the development plan and/or development plan conditions are amended or the property is rezoned to allow such style of development.

4.4.4 Mobile Home Park (MHP)

A. Purpose and Intent

The Mobile Home Park District is intended to:

1. Recognize the mobile home as a form of housing for which specific provisions should be made and provide for the development of properly located and planned facilities for mobile home lots.

2. Provide a desirable residential environment, protect the mobile home park from potentially adverse neighboring influences, protect adjacent residential properties, and provide access to public facilities equivalent to that provided to other forms of permitted residential development.

3. Recognize that in urban and urbanizing areas of Warren County, mobile homes should be located in mobile home parks and that such areas shall be carefully located and designed to meet the needs of the residents and to achieve a satisfactory relationship with surrounding neighborhoods. This district shall be served by public sanitary sewer.

B. Permitted Residential Unit Types

The following residential unit types shall be permitted in this District:

1. Manufactured Home;

2. Qualified Manufactured home; and

3. Mobile home.

4.4.5 General Residential Development Standards

A. Uses

Uses permitted in each District are shown in the Use Table in Sec. 5.1. This table employs broad use categories containing a variety of similar uses. The use categories are described in Sec. 5.2, Use Categories, and Appendix B lists examples of uses, showing which use categories they fall into. Additional standards for specific uses, if any, can be found in each category.

B. Property Development Standards

Only one principal residential unit shall be allowed per platted lot in the R-E, RR, and RS districts. Development in each District shall comply with the general residential development standards in the following table:

	RR	R-E	RS-1A[1]	RS-1B[1]	RS-1C[1]	RS-1D[1]	MHP[2]
Lot Area (min sf)							
Public Sewer	2 acres	43,560	12,000	10,000	8,000	5,000[3]	217,800
Septic System	2 acres	43,560	N/A[6]	N/A[6]	N/A[6]	N/A[6]	N/A
Lot Width (min at bldg. line)	100	100	85	75	60	50[3]	50
Lot Frontage (min)							
Public Street	50	50	50	50	50	50[3]	50
Cul-de-sac (bulb only)	40	40	40	40	32	32	40
Lot Coverage (max)	30%	30%	50%	60%	70%	75%	N/A
Setbacks (min)							
Front Yard[7]	25	25	25	25	25	25[3]	50
Side Yard	25	10	10	7.5	7.5	5	25
Rear Yard	25	10	10	10	10	10	25
Accessory Structure	5	5	5	5	5	5	5
Fence[4]	0	0	0	0	0	0	0
Height (max)	42	42	42	42	42	42	35
Fire Protection Required?	See Sec. 1.13 for Fire Protection Requirements.						
Off-Street Parking	# of Bedrooms	# of Spaces Required[5]					
	1	2 Spaces					
	2	2 Spaces					
	3	3 Spaces					
	4+	4 Spaces					

[1] For specific standards for twinhomes, townhomes, patio homes and condominiums, see Section 4.4.6.

[2] For specific MHP space standards, see 4.4.6.G.

[3] For RS-1D development in the area bound by the US 31W Bypass/East Riverview Drive, Kentucky Street and Broadway Avenue/East 12th Avenue, please see section 4.4.6.B.

[4] Fences must also adhere to the requirements of section 4.4.5.E.

[5] Parking provided within a garage(s) shall count toward the minimum parking requirement.

[6] Existing lots of record in RS districts that are located greater than 2,000 feet from public sanitary sewer may utilize an on-site septic system, but must have at least 20,000 square feet of lot area outside of any drainage easements and/or floodplains AND a site evaluation by the Barren River District Health Department must certify that a conventional septic system is acceptable.

[7] For front yard setback requirements in the Nutwood/Magnolia Overlay District, please see section 4.9.7.C.1.

C. Compatibility Standards (R-E, RS-1A, RS-1B, RS-1C and RS-1D). The following compatibility standards are designed to ensure that all homes placed in the aforementioned residential zones are compatible, in terms of assessed value, with existing housing located within a one eighth (1/8) mile or less radius from the proposed location of any new home. All new homes must comply with the following compatibility standards:

1. All new homes must be oriented to face the street. In the case of a corner lot, any new home shall face the street of which a majority of the homes on the same block face are oriented. In the City of Woodburn, the property owner may choose which street the home faces.

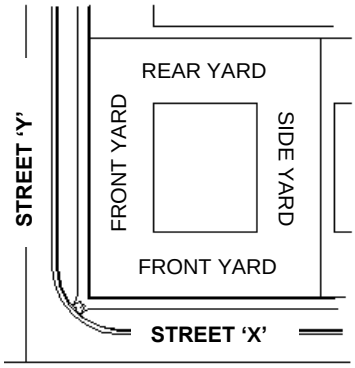
2. All new homes must meet at least three* of the following criteria:
   a. Incorporate a minimum 4:12 roof pitch;
   b. Contain a covered front porch containing at least 24 sq. ft. under roof;
   c. Include a building foundation with 5 or more corners (not including porches);
   d. Incorporate an attached garage;
   e. Has an upper story or half story with conditioned living space;
   f. Incorporate the same or higher quality exterior materials compared to existing residential structures.

   **In the City of Woodburn, new homes are only required to meet two of the above-listed criteria.*

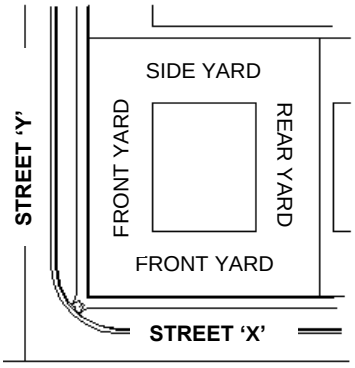
D. Other Standards

1. **Corner lots.** Corner lots shall be required to provide a front yard along any lot line abutting a street. The front orientation of the building shall determine corresponding side and rear yards (See Below).

Option A:
Building is Oriented Toward Street X



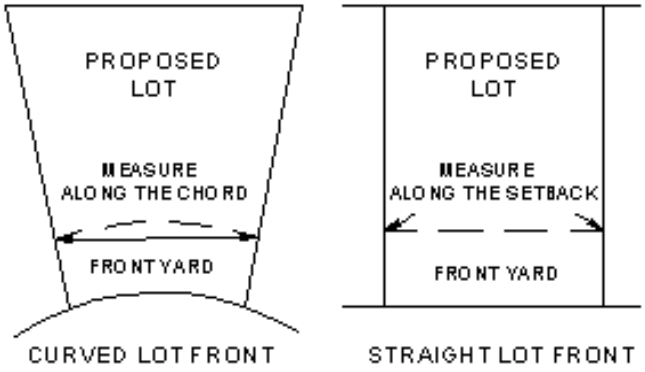
Option B:
Building is Oriented Toward Street Y



2. **Reduction in Lot Area Prohibited.** No lot, although it may consist of one or more adjacent lots of record, shall be reduced in area to the extent that yards, lot area, lot width, building area, or other requirements of this Ordinance are not maintained.

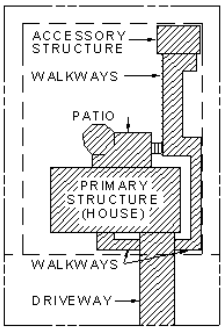
4. **Minimum Lot Area Above 100-Year Flood Level Required.** No lot served by public sanitary sewer shall be created or developed which does not have at least 5,000 square feet of lot area above the 100-year frequency flood level. No lot served by on-site septic systems shall be created or developed which does not have at least 20,000 square feet of lot area above the 100-year frequency flood level. In no case shall any improvements, including parking areas and septic systems, be located within the floodplain.

5. **Measurement of Lot Width.** Minimum lot width shall be measured at the building setback line. Curve or cul-de-sac lots shall be measured along the chord distance at the front setback between side property lines.



5. **Minimum Lot Frontage Required.** No building shall be erected on a lot, nor shall a lot be created, which does not meet the minimum lot frontage requirements outlined in Section 4.4.5, unless permitted by Sec. 6.4, nonconforming lots of record).

6. **Measurement of Lot Coverage.** Lot coverage shall include all areas of the lot covered by buildings, structures (including accessory structures), patios, walkways, travelways, and parking areas, including gravel, pervious material or similar permeable paving material. Lot coverage does not include uncovered, semi-pervious decks or the water surface area of outdoor pools. The percent of lot coverage shall be determined by dividing the total covered area by the gross area of the lot.



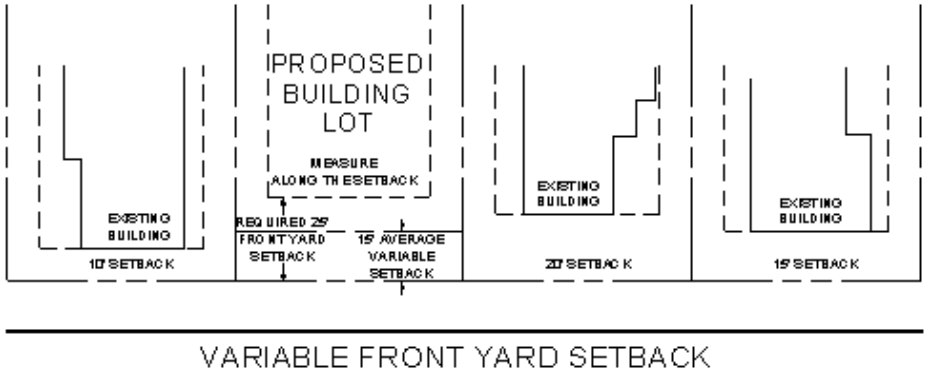
TYPICAL RESIDENTIAL LOT COVERAGE

7. **Setbacks and Yards.**

   a. **Lots Abutting Interstate or Other Highways.** Lots that abut an Interstate Highway, Parkway or other fully controlled access highways which allow no direct access shall have a minimum building setback line from the right-of-way of said highway of 25 feet. This building line shall be the same whether considered as front, side or rear setback.

   b. **Distance Greater than Minimum Required.** Building setback lines as established by this Section may be greater than the minimums shown in the table in Sec. 4.4.5.B.; however, for purposes of establishing minimum lot width, this distance shall not exceed 100 feet.

   c. **Variable Front Yard Setback.** A waiver from the strict enforcement of the front yard setback shown for a specific property may be granted by the Executive Director where the majority of existing development on the same block face is set back less than the required setback. In such case, the front yard setback may be the average setback line for that block face. In the absence of existing development on a particular block face, and where the majority of existing development on an opposing block face is set back less than the required setback, the front yard setback may be the average setback line for the opposing block face. Any property utilizing a variable front yard setback must still meet the sight distance triangle requirements outlined in Section 1.14.



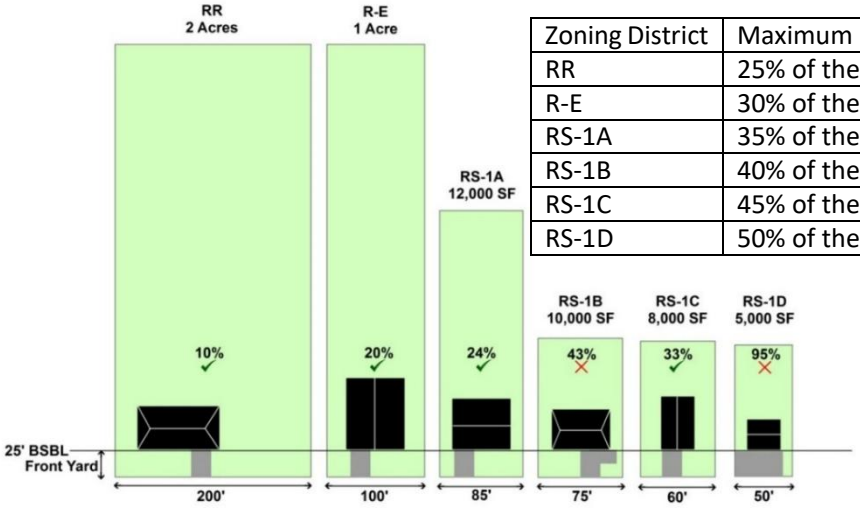
VARIABLE FRONT YARD SETBACK

8. **Height Limit Exceptions.** The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments; water towers; observation towers; flag poles; or chimneys.

9. **Parking Standard.**

   a. Parking areas in all single family residential districts shall be paved with asphalt, concrete, brick pavers, pervious material or similar permeable paving material. In unincorporated areas of Warren County or the City of Woodburn, gravel may be utilized as an alternative parking area material in the R-E and RR zoning districts.

   b. Parking areas may be located in front of a garage or carport. When located in front of a detached single family principal residence, the total area of parking shall not exceed the front yard of the housing unit in excess of the following:



Zoning District	Maximum Parking Area
RR	25% of the front yard
R-E	30% of the front yard
RS-1A	35% of the front yard
RS-1B	40% of the front yard
RS-1C	45% of the front yard
RS-1D	50% of the front yard

   c. Circle drives shall be allowed provided they are property permitted through the appropriate agency for all access points to public right-of-way.

   d. Driveways and parking areas are not subject to required setbacks.

E. Signs

1. Signage is allowed within Single Family Residential Districts on a limited basis and in accordance with the following table. No sign shall be externally or internally illuminated. All permitted signs shall also comply with all the applicable Sign Development Standards in Section 4.6.8.F.

	R-E, RS & RR
Freestanding Signs Allowed?	Yes*
Maximum Number	1
Maximum Face Area	20 sf
Maximum Height	5 ft
Structure Type	Monument Only
Wall Signs Allowed?	Yes*
Maximum Face Area	12 sf
Entrance Sign Allowed?	Yes

*In RR, R-E and RS Districts, signs are allowed for permitted conditional uses only and must meet the requirements outlined in Section 4.6.8.F.

2. **Entrance Signs Standards.**

   a. The content of an entrance sign shall be limited to the name of the subdivision only.

   b. No sign shall be internally illuminated.

   c. All entrance signs shall be constructed of durable materials.

   d. Landscaping is encouraged around entrance signs, provided the selected landscape materials will not grow to obscure sign face. No landscaping shall be erected to obstruct free and clear vision of an intersection and/or roadway.

   e. Structural Type and Size. Any entrance sign must be monument type or incorporate a base constructed of brick, stone, wood or similar product. The maximum sign face area shall be 32 sq. ft. total. Maximum height shall be 7 feet.

   f. Entrance signs may be allowed in public right-of-way only with written permission of the applicable jurisdiction.

   g. If located on private property, freestanding signs must be installed a minimum of 20 feet from the edge of pavement.

3. **Temporary Signs.** See Section 4.6.8.F.4.

F. Accessory Structures. Accessory buildings and structures, except as otherwise permitted by this Ordinance, shall require a building permit and shall be subject to the following regulations in all single family districts:

1. Unless located on a minimum of two acres in the RR zoning district, no accessory building or structure shall extend beyond the front of the principal structure, excluding fences 4 feet or less in height. The front of the principal structure shall be defined as the facade of the structure containing the front door. In the case of a corner or through lot, no accessory building or structure shall be located nearer to the side street or through street than the depth of any required front yard for a dwelling along such side or through street, excluding fences. Fences are not subject to building or structure setbacks, but are subject to sight distance requirements in Section 1.14 of this Ordinance.

2. The height of an accessory building/structure shall not extend above the tallest point of the roof line of the principal structure, unless located in the unincorporated areas of Warren County on a lot containing a minimum of one acre in the AG, RR and R-E zoning districts. This standard does not apply, regardless of zoning district, in the City of Plum Springs.

3. For properties located in Bowling Green, Oakland, Smiths Grove and unincorporated Warren County - The total area of all accessory buildings shall not exceed the floor area of

the footprint of the principal building, unless located in the unincorporated areas of Warren County on a lot containing a minimum of one acre in the AG or RR zoning districts.

For properties located in Woodburn - The total area of all accessory buildings shall not exceed the floor area of the principal building, unless located on a lot containing a minimum of one acre in the AG, RR and R-E zoning districts.

4. Accessory buildings/structures shall not include mobile home, bus, travel trailer, RV, trailer, cooler or vehicle. Freight containers are also prohibited as accessory buildings/structures in residential zones, unless located on RR or R-E zoned property containing a minimum of 2 acres.

5. **Accessory Apartments.** Accessory Apartments are allowed in the Rural Residential, Residential Estate and RS districts and must adhere to the following:

   a. A maximum of one accessory apartment is permitted per lot.

   b. An Accessory Apartment may be attached or detached from the principal residence.

      (1) If attached to the principal residence, any entrance into the accessory apartment shall be located on the side or rear façade(s) of the building. The accessory apartment must not alter the character of the single family residence or the development pattern of the neighborhood.

      (2) If detached, the accessory apartment must be located in a side or rear yard and meet all applicable building setbacks. Variances and/or waivers from this provision are not allowed.

   c. The floor area of the accessory apartment may not exceed 50 percent of the floor area of the principal structure.

   d. Accessory apartments are allowed on lots of record that do not meet the minimum lot area or width standards for the zoning district, but all yard dimensions and other development standards must conform to the district regulations.

   e. A minimum of 1 parking space (in addition to the parking required for the primary residence) shall be provided for accessory apartments.

   f. Accessory apartments shall only be located on lots of record where the primary residence is occupied by the owner of the property.

   g. Accessory apartments shall only be occupied by persons related by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship, to those residing in the principal structure. The property owner(s) may also choose to reside in the accessory apartment, as long as the primary residence is occupied by persons related by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship, to the property owner(s).

   h. A maximum of one caretaker/caregiver is also authorized to reside in such accessory apartment for the sole purpose of providing care to someone residing on the property.

   i. The number of bedrooms located within accessory apartment shall not exceed two (2).

6. **Swimming Pools.**

   (1) All swimming pools with a water depth of 3 feet or greater shall require a building permit.

   (2) A swimming pool as an accessory use to a residential structure shall be located no closer than 10 feet to the rear property line and no closer than 10 feet to a side

property line. On a corner or through lot, the yard setback shall be 25 feet along the side street. The setback shall be measured from the wall of the swimming pool to the nearest property line.

(3) The swimming pool area shall be enclosed by a fence or other suitable barrier with a minimum height of not less than 4 feet. Openings in the fence shall be small enough to prevent a child from entering the enclosure other than through the gate.

7. **Fences.** For the purpose of determining yard setback, the accessory structure setback shall not apply to fences. See 4.4.5 E (1) and (2) for front setback for fences.

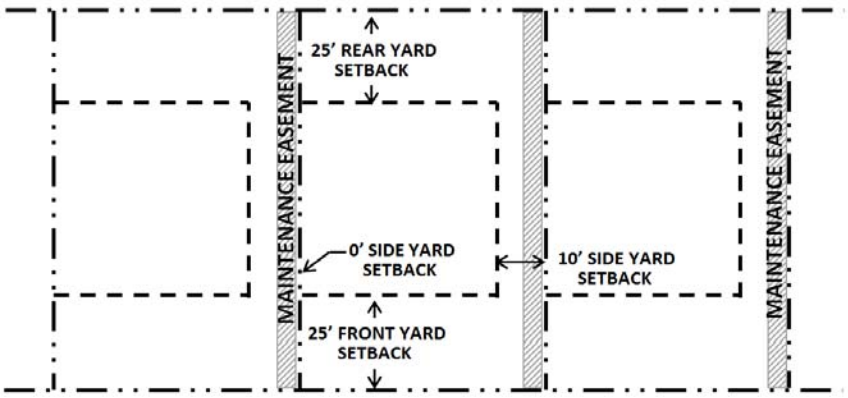
4.4.6 Residential Development Standards by Housing Type

A. Zero Lot Line

1. Development of a zero lot line dwelling shall occur only on a lot that has been specifically platted to accommodate such a use.
2. Side yards on lots with a zero lot line dwelling shall meet the following requirements.
   a. One side yard must be a minimum of 10 feet.
   b. The remaining side yard may range from 0 feet, up to a maximum of one foot, except for lots where minimum setbacks required from side streets or from adjoining lots in other zoning districts necessitate this remaining side yard to be a minimum of 5 feet. In no circumstance shall the separation between a zero lot line home and any dwelling on an adjoining lot be less than 10 feet.
   c. Any side yard abutting a street right-of-way must be a minimum of 25 feet.
   d. Any side yard abutting a lot in a different zoning district must be a minimum of 5 feet or the width of the required side yard in the adjacent district, whichever is greater.
   e. A maximum 2-foot eave overhang is allowed within these required side yards.
3. A perpetual easement with a minimum width of four feet shall be provided on the adjacent lot, for the maintenance of the wall of the dwelling with the zero lot line. This required easement shall be in favor of the lot on which a zero lot line is planned at or near the boundary to which this easement is adjacent. This required easement shall extend along the entire length of the side boundary to which the easement is adjacent.
4. No doors, windows, air conditioning units, utility meters, electric panel boxes or openings of any kind shall be allowed on the wall of a dwelling or accessory building that lies on a zero lot line, with the exception of translucent windows approved by the Building Inspector. For the purposes of this paragraph alone:
   a. any portion of an exterior wall which lies less than 3 feet from and substantially parallel to a side boundary shall be considered on the zero lot line; and
   b. any portion of an exterior wall which lies less than 3 feet from and substantially perpendicular to a side boundary shall be considered on the zero lot line.
5. The roof of each unit must be designed to prevent stormwater runoff from draining onto the adjacent lot.
6. Required easements shall be shown on the final plat. If required easements are not shown on the final plat of lots for zero lot line homes, then such easements shall be created by

means of a replat or other separate recorded legal instrument before permits for building are granted.

7. In no case shall the owner of any zero lot line dwelling be granted an easement on the adjoining property for the use or enjoyment of any portion of that property.



B. Single Family Detached Home in the Downtown Area (RS-1D Only). Development for property zoned RS-1D, located in the area bound by the US 31W Bypass/East Riverview Drive, Kentucky Street and Broadway Avenue/East 12th Avenue (see map below), may utilize the following development standards for minimum lot area, lot frontage, lot width and front yard setbacks in lieu of those outlined in Section 4.4.5.B:

1. **Lot Size**. Minimum lot size for each lot shall be 3,750 sf, exclusive of floodplain.
2. **Lot Width and Lot Frontage**. Minimum lot frontage and width for each lot shall be 35 feet.
3. **Front Yard Setback.** The front yard setback shall be 25 feet or the average setback of the existing development on the same block face, whichever is less.



C. Twinhome.

1. **Platted Lot Required**. Each twinhome unit shall be developed on a separately platted and recorded lot.
2. **Lot Size**. Minimum lot size for each platted lot shall be 2,500 sf in RS-1D 4,000 sf in RS-1C and 5,000 sf in RS-1B, exclusive of floodplain.

3. **Lot Width**. Minimum lot width at the building line for each platted lot shall be 25 feet in RS-1D, 30 feet in RS-1C and 37 ½ feet in RS-1B.

4. **Lot Frontage**. Minimum lot frontage for each platted lot shall be 25 feet, except for in the case of a cul-de-sac, in which case the minimum lot frontage shall be 20 feet per lot.

5. **Lot Coverage**. Maximum lot coverage shall be as permitted in the zoning district in which the twinhome is located.

6. **Setbacks**. Setbacks shall be as permitted in the zoning district in which the twinhome is located, with the exception of the lot line where the party walls of the two units adjoin. In such case, the setback shall be 0 feet.

7. **Maximum Height**. Maximum height shall be as permitted in the zoning district in which the twinhome is located.

8. **Off-Street Parking**. Parking shall be provided, per unit, as required in the zoning district in which the twinhome is located. Planning Commission staff may credit up to one on-street parking space per twinhome unit, when adequate on-street parking is available.

   a. Parking areas may be located in front of a garage or carport. When located in front of the principal residence, the total area of parking shall not exceed the front yard of the housing unit in excess of the following:

Zoning District	Maximum Parking Area
RS-1B	50% of the front yard
RS-1C	60% of the front yard
RS-1D	75% of the front yard

9. **Party Walls and Roofs.**

   a. Party walls shall be constructed in conformance with the Kentucky Building Code provisions.

   b. Party walls and roofs shall be perpetually maintained, repaired and replaced through a party wall and roof agreement with provisions for arbitration. Such agreement shall receive the prior approval of the Planning Commission Staff and shall be recorded in the office of the County Court Clerk of Warren County, Kentucky.

   c. All twinhomes sharing a common wall shall have a minimum 24-inch offset in the front building facade.

10. **Subdivision Regulation Coordination**. Any development approved under this section shall be considered a major plat.

D. Townhomes

1. **Platted Lot Required.** Each unit shall be developed on a separately platted and recorded lot.

2. **Maximum Number of Units.** The maximum number of units per building shall be 4.

3. **Lot Size**. Minimum lot size per building shall be 5,000 sf, with a minimum lot size of 1,250 sf per lot, exclusive of floodplain.

4. **Lot Width and Lot Frontage**. Minimum lot width and lot frontage shall be 16 feet per unit.

5. **Lot Coverage**. Maximum lot coverage shall be as permitted in the zoning district in which the townhome is located.

6. **Setbacks**. Setbacks shall be as permitted in the zoning district in which the townhome is located, with the exception of the lot lines where the party walls of the units adjoin. In such case, the setback shall be 0 feet.
7. **Maximum Height**. Maximum height shall be as permitted in the zoning district in which the townhome is located.
8. **Off-Street Parking**. Parking shall be provided, per unit, as required in the zoning district in which the townhome is located.
    a. Parking areas may be located in front of a garage or carport. When located in front of the principal residence(s), the total area of parking shall not exceed 75% of the front yard of the housing unit(s). For the purposes of this section, the 75% maximum may be calculated as a combined total across all of the front yards for the same townhome building.
9. **Party Walls and Roofs.**
    a. Party walls shall be constructed in conformance with the Kentucky Building Code provisions.
    b. Party walls and roofs shall be perpetually maintained, repaired and replaced through a party wall and roof agreement with provisions for arbitration. Such agreement shall receive the prior approval of the Planning Commission Staff and shall be recorded in the office of the County Court Clerk of Warren County, Kentucky.
    c. All townhomes sharing a common wall shall have a minimum 24-inch offset in the front building façade. The offset shall be located at each common wall between the units. As an alternative to the 24-inch offset requirement, townhomes may incorporate some sort of articulated relief or change in direction every 30 feet, along the front building façade.
10. **Subdivision Regulation Coordination.** Any development approved under this section shall be considered a major plat.

E. Patio Homes

1. **Platted Lot Required.** Each unit shall be developed on a separately platted and recorded lot.
2. **Maximum Number of Units.** The maximum number of units per building shall be 4.
3. **Lot Size**. Minimum lot size shall be 5,000 sf, exclusive of floodplain.
4. **Lot Width and Lot Frontage**. Minimum lot width and lot frontage shall be 50 feet.
5. **Lot Coverage**. Maximum lot coverage for the overall development shall be 75%.
6. **Setbacks**. Setbacks for the overall development are as follows:

Front Yard:	25 Feet
Side Yard:	10 Feet
Rear Yard:	10 Feet
Accessory Structure:	5 Feet
Fence:	0 Feet*

*Fences must also adhere to the requirements of section 4.4.5.E

7. **Maximum Height**. Maximum building height shall be 42 feet.

8. **Off-Street Parking**. Parking shall be provided, per unit, as follows:

# of Bedrooms	# of Spaces Required (minimum)
1	2 spaces
2	2 Spaces
3	3 Spaces
4	4 Spaces

9. **Party Walls and Roofs.**

   a. Party walls shall be constructed in conformance with the Kentucky Building Code provisions.

   b. Party walls and roofs shall be perpetually maintained, repaired and replaced through a party wall and roof agreement with provisions for arbitration. Such agreement shall receive the prior approval of the Planning Commission Staff and shall be recorded in the office of the County Court Clerk of Warren County, Kentucky.

   c. All patio home buildings shall have some form of articulated relief (minimum 24" offset) or change in direction, every 30 feet, along each facade.

10. **Subdivision Regulation Coordination.** Any development approved under this section shall be considered a major plat.

11. **Landscaping**. All patio home developments shall comply with the minimum landscaping standards as set forth in Section 4.6.8.D. Development containing only a garage and driveway per unit or development containing only a driveway per unit is exempt from VUA landscaping requirements in Section 4.6.8.D.

F. Condominium (Horizontal Property)

1. The intent and application of this Ordinance is to implement and reaffirm the Horizontal Property Law of Kentucky (KRS 381).

2. A master deed or lease or floor plans meeting the standards set forth in KRS 381 shall not be filed in the office of the Warren County Clerk without having first been reviewed and approved by the Planning Commission.

3. The maximum permitted overall density, number of units, maximum lot coverage, setbacks, parking requirements and maximum height shall be controlled by the zoning district classification in which the project is located.

4. The establishment, expansion or diminution of a horizontal property regime shall be subject to review and approval by the Planning Commission in the same manner as approval of a record plat.

G. Mobile Home Park

1. **General Property Development Standards**. Each area proposed to be zoned MHP District shall meet the standards set forth in the Subdivision Regulations, prior to issuance of building permits.

2. **Minimum Area of Park.**

   a. Each mobile home park shall contain a minimum of 5 contiguous acres of land and 25 mobile home spaces.

   b. Development of a smaller tract of land adjacent to an existing mobile home park may be permitted, provided that:

      (1) The proposed development conforms to and extends the original mobile home park;

(2) The proposed development site is properly zoned;

(3) The proposed development otherwise conforms to all of the standards and requirements of this Ordinance.

3. **Space Standards.** Minimum space standards for the mobile home park are as follows:

Space Standard	Requirement
Space Size, minimum sq. ft.	5,000
Front Setback, minimum from street pavement	20 feet
Separation from other housing units, buildings or accessory structures	Per applicable building code(s)

4. **Open Space.**

a. In each mobile home park there shall be provided one or more open space areas which shall be easily accessible to all park residents, centrally located, and free of traffic hazards. Pedestrian travelways (sidewalks, trails) are encouraged.

b. The size of such open space area shall be equal to a minimum of 400 square feet for each housing unit. No open space area shall contain less than 10,000 square feet. Retention areas may not be considered open space or counted towards this requirement.

5. **Setbacks, Buffer Strips and Screening.**

a. All spaces and permitted accessory uses and structures shall be located at least 50 feet from any park property boundary line abutting upon a public street and at least 25 feet from other park property boundary lines.

b. There shall be a minimum distance of 20 feet between the housing unit and the edge of the abutting internal park street.

c. All mobile home parks shall be provided with visual perimeter screening in accordance with the Commercial Development landscaping provisions in Section 4.6.8.D.

6. **Minimum frontage.** The mobile home park shall be located with direct access to an arterial or collector street as designated by the Kentucky Transportation Cabinet or the City of Bowling Green and shall have a minimum of 50 feet of frontage.

7. **Internal Park Streets.** All unit spaces and permitted accessory uses and structures shall front on an internal park street only. All internal streets shall meet the following minimum requirements:

a. All internal streets shall be 18 feet in width with no on-street parking or 24 feet with on-street parking.

b. Dead-end streets shall be limited in length to 600 feet and shall be provided at the closed end with a cul-de-sac having a minimum diameter of 80 feet.

c. All mobile home parks shall be equipped with street lighting units which shall comply with the minimum recommended standards contained in the American Association of State Highway and Transportation Officials (AASHTO) publication entitled, "Information Guide for Roadway Lighting."

d. All streets within the mobile home park shall conform to the street construction and design standards of the subdivision regulations of Warren County except as herein modified.

8. **Off-Street Parking.** Off-street parking areas or on-street parking lanes shall be provided for the use of park occupants and guests. Such areas shall be accessible by motor vehicles from the internal park street and two (2) parking spaces per housing space is required.

9. **Design Standards.**

   a. All housing unit spaces shall be designed so that the unit can be moved on or off the site without moving any other unit.

   b. All units must meet the HUD Code for manufactured housing or be affixed with a Commonwealth of Kentucky "B" Seal.

   c. All units must be in good repair at the time of their placement, and shall be maintained in good repair thereafter.

   d. Each unit shall be placed on a permanent foundation, and skirted to enclose the area below the unit.

10. **Mobile Home Stands.** The area of the mobile home stand shall be improved to provide adequate support for the placement and tiedown of the housing unit, thereby securing the superstructure against uplift, sliding, rotation, and overturning. The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

11. **Anchors and Tiedowns.** The mobile home stand shall be provided with permanent anchors and tiedowns which shall secure the stability of the housing unit. Each housing unit shall be secured in such a manner as to prevent the uplift, sliding, rotation, or over turning of the superstructure.

12. **Water Supply.** All mobile home parks shall be served by a public water system that complies with the minimum fire protection requirements of the applicable jurisdiction.

13. **Sewage Disposal.** All mobile home parks shall be connected to the public sewer system. Individual septic systems may not be used.

14. **Entrance Signs.**

   a. The content of an entrance sign shall be limited to the name of the subdivision or residential complex only.

   b. No sign shall be internally illuminated.

   c. All entrance signs shall be constructed of durable materials.

   d. Landscaping is encouraged around entrance signs, provided the selected landscape materials will not grow to obscure sign face. No landscaping shall be erected to

obstruct free and clear vision of an intersection and/or roadway. Landscaping around entrance signs may be credited toward the landscaping requirement between a VUA and right-of-way as outlined in Section. 4.6.8.D.3.a (4).

e. Structural Type and Size. Any entrance sign must be monument type or incorporate a base constructed of brick, stone, wood or similar product. The maximum sign face area shall be 32 sq. ft. total. Maximum height shall be 7 feet.

f. Entrance signs may be allowed in public right-of-way only with written permission of the applicable jurisdiction.

g. All permitted signs shall also comply with all the applicable Sign Development Standards in Section 4.6.8.F.

15. **Temporary Signs.** See Section 4.6.8.F.4.

16. **Other Development Standards**

a. **Responsibilities of Park Management.** The mobile home park owner shall be responsible for operating the park in compliance with this Zoning Ordinance, meeting all standards and requirements herein, and shall be responsible for and provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

b. **Housing Unit Placement.** The mobile home park owner shall supervise and be responsible for the placement of each housing unit on its stand in accordance with requirements of this Section, including securing the stability of the housing unit and installing all utility connections.

c. **Space Numbering.** The mobile home park owner shall number each space and shall submit a plan of the park with each space numbered thereon to the Warren County Sheriff's Office, City-County Planning Commission, ambulance service, the fire department within which the mobile home park is located, the Bowling Green Police Department if located within the corporate limits of Bowling Green, and the property valuation administrator. If the numbering of the spaces changes, the mobile home park owner shall submit changes to the departments and agencies set forth above.

17. **Existing Nonconforming Parks.** For existing parks which are located in any zoning district other than Mobile Home Park, any plans to extend or to expand onto contiguous property, shall necessitate a zoning change in accordance with Sec. 3.11 Map Amendment (Rezoning), and the filing of a development plan on the entire property. The development plan shall indicate existing and proposed layouts, sizes and densities. All proposed expansions shall meet all current standards and requirement of this Zoning Ordinance.

SEC. 4.5 MULTI-FAMILY RESIDENTIAL DISTRICTS

In all multi-family residential districts, residential unit types must be permanently affixed to the ground and properly permitted through the applicable agency. Permitted residential unit types shall not include shed, mobile home, bus, travel trailer, RV, cooler, vehicle or freight container.

4.5.1 Two-Family Residential District (RM-2)

A. Purpose and Intent. The Two-Family Residential District is intended to provide housing opportunities for two-family residential development, including, twinhomes and duplexes. This district shall be served by public sanitary sewer.

B. Permitted Residential Unit Types. The following residential unit types shall be permitted in this District:

1. Twinhomes;
2. Duplexes; and
3. Residential unit types permitted in RS-1B district (utilizing RS-1B property development standards).

4.5.2 Townhouse and Multi-Family Residential District (RM-3)

A. Purpose and Intent. The Townhouse/Multi-Family Residential District is intended to provide housing opportunities for townhouse and multi-family development of up to 8 units in a single building. This district shall be served by public sanitary sewer.

B. Permitted Residential Unit Types. The following residential unit types shall be permitted in this District:

1. Townhomes containing 3 to 8 units per building;
2. Condominiums containing 3 to 8 units per building;
3. Apartments containing 3 to 8 units per building;
4. Two-family residential unit types permitted in RM-2 district; and
5. Single family detached residential unit types permitted in RS-1C district (utilizing RS-1C property development standards).

4.5.3 Multi-family Residential District (RM-4)

A. Purpose and Intent. The Multifamily Residential District is intended to provide housing opportunities for townhouse and apartment development with greater than eight (8) units per building. This district shall be served by public sanitary sewer.

B. Permitted Residential Unit Types. The following residential unit types shall be permitted in this District:

1. Condominiums containing greater than 8 units per building;
2. Apartments containing greater than 8 units per building;
3. Residential unit types permitted in the RM-3 district;
4. Two-family residential unit types permitted in RM-2 district; and
5. Single family detached residential unit types permitted in RS-1D district (utilizing RS-1D property development standards).

4.5.4 General Residential Development Standards

A. **Uses.** Uses permitted in each District are shown in the Use Table in Sec. 5.1. This table employs broad use categories containing a variety of similar uses. The use categories are described in Sec. 5.2, Use Categories, and Appendix B lists examples of uses, showing which use categories they fall into. Additional standards for specific uses, if any, can be found in each category. Properties which have recorded development plan conditions limiting their use to single family residential shall be limited to one family occupancy per residential unit.

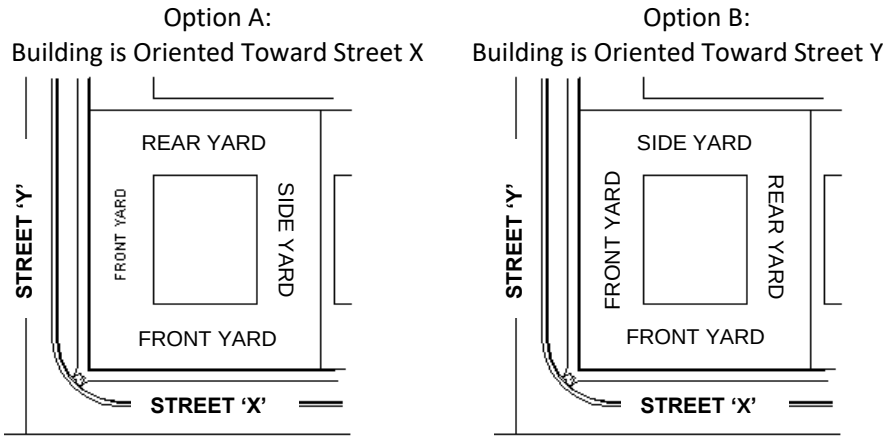
B. **Property Development Standards.** Development in each Multi-family Residential District shall comply with the general residential development standards in the following tables:

	RM-2	RM-3	RM-4
Lot Area (min sf)[1] Public Sewer Septic System	10,000 N/A[5]	8,000 sf + 2,000 sf for each unit >1 N/A[5]	5,000 sf N/A[5]
Lot Width (min at bldg line) [1]	75 feet	50 feet	40 feet
Lot Frontage (min) [1] Public Street Cul-de-Sac (bulb only)	 50 feet 40 feet	 50 feet 32 feet	 40 feet 32 feet
Lot Coverage (max)	75%	80%	85%
Setbacks (min) Front Yard Side Yard[2] Rear Yard[2] Accessory Structure Fence[3]	 25 feet 7.5 feet 10 feet 5 feet 0 feet	 25 feet[1] 7.5 feet 10 feet 5 feet 0 feet	 25 feet[1] 5 feet 10 feet 5 feet 0 feet
Height (max)	42 feet	42 feet	6 stories above grade
Fire Protection Required?	See Sec. 1.13 for Fire Protection Requirements		
Off-Street Parking[4] (spaces required) Located < 1 Mile of WKU's main campus OR communal living facilities where each room is rented individually, with shared living, kitchen or bathroom facilities	Bed Sp 1 1.5 2 2.5 3 3.0 4 4.0 5 5.0	Bed Sp 1 1.5 2 2.5 3 3.25 4 4.0 5 5.0	Bed Sp 1 1.5 2 2.5 3 3.25 4 4.0 5 5.0
Off-Street Parking[4] (spaces required) Located ≥ 1 Mile of WKU's main campus	2 spaces per unit	Bed Sp 1 1 2 2 3 + 2.5 Guest parking shall be provided at a minimum rate of 10% of the number of required parking spaces, or one space, whichever is greater.	

[1] See Sec. 4.5.5. for provisions for twinhomes, townhomes and condominiums.
[2] See Sec. 4.5.4.C.8 for additional setback required adjacent to a single family residential district/use.
[3] Fences must also adhere to the requirements of section 4.5.4.F.
[4] Development in the area bound by the US 31W Bypass/East Riverview Drive, Kentucky Street and Broadway Avenue/East 12th Avenue is exempt from the above off-street parking requirements, but must provide at least one parking space per residential dwelling unit.
[5] Existing lots of record in RM districts that are located greater than 2,000 feet from public sanitary sewer may utilize an on-site septic system, but must have at least 20,000 square feet of lot area outside of any drainage easements and/or floodplains AND a site evaluation by the Barren River District Health Department must certify that a conventional septic system is acceptable. This provision shall only apply in the instance of the construction of one single family residence per lot.

C. Other Standards

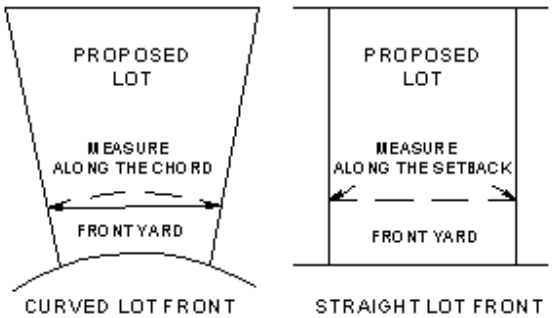
1. **Corner lots.** Corner lots shall be required to provide a front yard along any lot line abutting a street. The front orientation of the building shall determine corresponding side and rear yards (See Below).



2. **Reduction in Lot Area Prohibited**. No lot, although it may consist of one or more adjacent lots of record, shall be reduced in area to the extent that yards, lot area, lot width, building area, or other requirements of this Ordinance are not maintained. Where a lot is affected by acquisition or condemnation for government purposes, the remaining lot may vary no more than 10 percent from these minimum standards and requirements. Where a greater than 10 percent variation occurs, it shall be considered a taking in its entirety.

3. **Minimum Lot Area Above 100-Year Flood Level Required.** No lot served by public sanitary sewer shall be created or developed which does not have at least 5,000 square feet of lot area above the 100-year frequency flood level. No lot served by on-site septic systems shall be created or developed which does not have at least 20,000 square feet of lot area above the 100-year frequency flood level. In no case shall any improvements, including parking areas and septic systems, be located within the floodplain.

4. **Measurement of Lot Width**. Minimum lot width shall be measured at the building setback line. Curve or cul-de-sac lots shall be measured along the chord distance at the front setback between side property lines.



5. **Minimum Lot Frontage Required.** No building shall be erected on a lot, nor shall a lot be created, which does not abut at least one improved street for a distance of not less than 32 feet, unless permitted by Sec. 6.4, nonconforming lots of record).

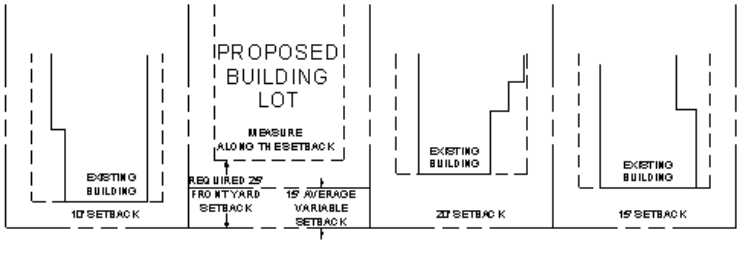
6. **Measurement of Lot Coverage.** Lot coverage shall include all areas of the lot covered by buildings, structures (including accessory structures), patios, walkways, travelways, and parking areas, including gravel including gravel, pervious material or similar permeable paving material. Lot coverage does not include uncovered, semi-pervious decks or outdoor pools. The percent of lot coverage shall be determined by dividing the total covered area by the gross area of the lot.

7. **Setbacks and Yards.**

   a. **Lots Abutting Interstate or Other Highways.** Lots that abut an Interstate Highway, Parkway or other fully controlled access highways which allow no direct access shall have a minimum building setback line from the right-of-way of said highway of 25 feet. This building line shall be the same whether considered as front, side or rear setback.

   b. **Distance Greater than Minimum Required.** Building setback lines as established by this Section may be greater than the minimums shown in the table in Sec. 4.5.4.B; however, for purposes of establishing minimum lot width, this distance shall not exceed 100 feet.

   c. **Variable Front Yard Setback.** A waiver from the strict enforcement of the front yard setback shown for a specific property may be granted by the Executive Director where the majority of existing development on the same block face is set back less than the required setback. In such case, the front yard setback may be the average setback line for that block face. In the absence of existing development on a particular block face, and where the majority of existing development on an opposing block face is set back less than the required setback, the front yard setback may be the average setback line for the opposing block face. Any property utilizing a variable front yard setback must still meet the sight distance triangle requirements outlined in Section 1.14.



VARIABLE FRONT YARD SETBACK

8. **Additional Setback Adjacent to Single Family Residential District/Use**. Development in any RM-2, RM-3 or RM-4 district adjacent to the boundary of a single family residential zoning district or single family residential use shall have a side and rear yard setback of 25 feet. The additional setback does not apply along a property line adjacent to public right-of-way, but minimum buffer widths are to be maintained (see Section 4.6.8.D.2.d).

9. **Height Limit Exceptions.** The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments; water towers; observation towers; flag poles; or chimneys.

10. **Parking Standard.** Parking shall be provided according to the Development Standards table found in this section, the "Off-Street Parking and Loading" requirements in Section 4.6.8.E.2.a, 4.6.8.E.3, 4.6.8.E.4, 4.6.8.E.5, 4.6.8.E.6, 4.6.8.E.7, 4.6.8.E.8, 4.6.8.E.10 and 4.6.8.E.11 and meet the following requirements:

    a. All parking areas in the RM-2, RM-3 and RM-4 zoning districts shall be paved with asphalt, concrete, brick pavers, or similar material.

    b. Parking areas located in front of a single family residential use or structure located in a multi-family residential zone shall follow the standards outlined in Section 4.4.5.C.9.b.

    c. Multi-Family Uses Containing Garages or Carports. Parking located in front of a garage or carport may be credited toward the required number of spaces as outlined below:

        (1) The total vehicle capacity provided in a garage or carport within a development, may be credited toward the required number of parking spaces.

        (2) Parking in front of a garage or carport may also count toward the required number of spaces, not to exceed 1 additional space per vehicle capacity as defined above.

    d. Lighting for parking areas located in multi-family districts shall comply with the standards outlined in Section 4.6.8.I.1.C (2) and (3).

    e. Driveways constructed in a development containing only a garage and driveway per unit or development containing only a driveway per unit are not subject to setback requirements.

D. Landscaping. All multi-family residential development shall comply with the minimum landscaping standards as set forth in Section 4.6.8.D. Development containing only a garage and driveway per unit or development containing only a driveway per unit is exempt from VUA landscaping requirements in Section 4.6.8.D.

E. Signs

1. Signage is allowed within Multi-Family Residential Districts on a limited basis and in accordance with the following table. No sign shall be externally or internally illuminated. All permitted signs shall also comply with all the applicable Sign Development Standards in Section 4.6.8.F.

	RM-2, RM-3, and RM-4
Freestanding Signs Allowed?	Yes*
Maximum Number	1
Maximum Face Area	60 sf
Maximum Height	5 ft
Structure Type	Monument Only
Wall Signs Allowed?	Yes*
Maximum Face Area	10% of the facade
Entrance Sign Allowed?	Yes

*In RM-2, RM-3, and RM-4 districts, signs are allowed for properly permitted conditional uses only.

2. **Residential Development/Entrance Signs Standards.**
   a. The content of a development/entrance sign shall be limited to the name of the subdivision or residential complex only.
   b. No sign shall be back-lit or internally illuminated.
   c. All development/entrance signs shall be constructed of durable materials.
   d. Landscaping is encouraged around freestanding development/entrance signs, provided the selected landscape materials will not grow to obscure sign face. No landscaping shall be erected to obstruct free and clear vision of an intersection and/or roadway. Landscaping around development/entrance signs may be credited toward the landscaping requirement between a VUA and right-of-way as outlined in Section. 4.6.8.D.3.a (4).
   e. Structural Type and Size. Any residential development/entrance sign must be monument type or incorporate a base constructed of brick, stone, wood or similar product. The maximum sign face area shall be 32 sq. ft. total. Maximum height shall be 7 feet. If located in in the area bound by the US 31W Bypass/East Riverview Drive, Kentucky Street and Broadway Avenue/East 12th Avenue – In lieu of a monument type sign, residential developments in the RM-3 and RM-4 zones may utilize one wall sign. Such sign shall be limited to a maximum sign face area of 16 sq. ft.
   f. Entrance signs may be allowed in public right-of-way only with written permission of the applicable jurisdiction.
   g. All permitted signs shall also comply with all the applicable Sign Development Standards in Section 4.6.8.F.

3. **Temporary Signs.** See Section 4.6.8.F.4.

F. Accessory Structures. Accessory buildings and structures, except as otherwise permitted by this Ordinance, shall require a building permit and shall be subject to the following regulations in all multi-family districts.

1. No accessory building or structure shall extend into the front yard of any multi-family development, excluding fences 4 feet or less in height and fences along a side street as referenced below in the case of a corner lot. In the case of a corner or through lot, no accessory building or structure shall be located nearer to the side or through street than the depth of any required front yard for a dwelling along such side or through street, excluding fences. Fences are not subject to building or structure setbacks, but are subject to sight distance requirements in Section 1.14 of this Ordinance.
2. The height of an accessory building/structure shall not extend above the tallest point of the roof line of the principal structure.
3. Accessory buildings/structures shall not include mobile home, bus, travel trailer, RV, trailer, cooler, vehicle or freight container.
4. **Swimming Pools.**
   a. All swimming pools with a water depth of 3 feet or greater shall require a building permit.
   b. A swimming pool as an accessory use to a multi-family residential development shall be located no closer than 25 feet to any property line. The setback shall be measured from the wall of the swimming pool to the nearest property line.
   c. The swimming pool area shall be enclosed by a fence or other suitable barrier with a minimum height of not less than 4 feet. Openings in the fence shall be small enough to prevent a child from entering the enclosure other than through the gate.

d. Fences. For the purpose of determining the yard setback, the accessory structure setback shall not apply to fences. See 4.5.4.F (1) and (2) for front setback for fences.

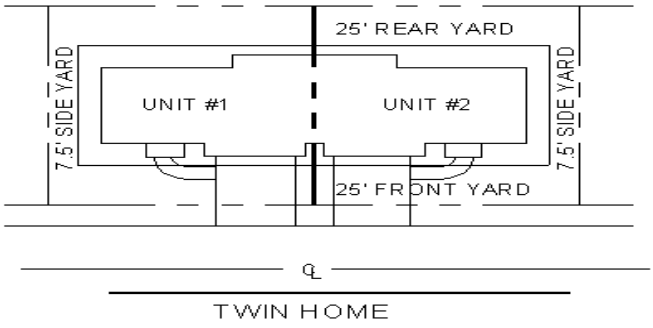
4.5.5 Residential Development Standards by Housing Type

A. Twinhome. Only one twinhome dwelling unit shall be allowed on a single lot. Lot coverage, maximum height and off-street parking shall adhere to the zoning district in which the twinhome is located. Setbacks shall be as permitted in the zoning district in which the twinhome is located, with the exception of the lot line where the party walls of the two units adjoin. In such case, the setback shall be 0 feet. All other development standards are as follows:

1. Twinhomes in RM-2 shall follow the development standards outlined in Section 4.4.6.C and utilize the RS-1B standards for lot size, lot width, lot frontage, parking in the front yard, party walls and roofs and subdivision regulation coordination. All other development standards are as stated in Section 4.5.4.B for the zone in which the development is located.

2. Twinhomes in RM-3 shall follow the development standards outlined in Section 4.4.6.C and utilize the RS-1C standards for lot size, lot width, lot frontage, parking in the front yard, party walls and roofs and subdivision regulation coordination. All other development standards are as stated in Section 4.5.4.B for the zone in which the development is located.

3. Twinhomes in RM-4 shall follow the development standards outlined in Section 4.4.6.C and utilize the RS-1D standards for lot size, lot width, lot frontage, parking in the front yard, party walls and roofs and subdivision regulation coordination. All other development standards are as stated in Section 4.5.4.B for the zone in which the development is located.



B. Townhomes.

1. **Platted Lot Required.** Each unit shall be developed on a separately platted and recorded lot.

2. **Lot Size.**

   a. Minimum lot size for each platted lot shall be 1,200 square feet, exclusive of floodplain.

   b. Minimum lot width shall be 16 feet for each unit.

3. **Setbacks.**

   a. Front Yard. Minimum 25 feet with no garage, 18 feet with a garage, or 5 feet with designated off-site or rear parking. Side and rear yard setbacks shall be as permitted in the zoning district in which the townhome is located, with the

exception of the lot lines where the party walls of the units adjoin. In such case, the setback shall be 0 feet.

4. **Off-Street Parking and Drives.**

   a. Each townhouse shall have at least 2 paved off-street parking spaces located on the lot belonging to each townhouse, or within 100 feet of the unit, unless located within a mile of WKU's main campus. If located within a mile of WKU's main campus, parking shall be provided as required in Section 4.5.4.B according to the zone in which the development is located.

   b. Parking spaces that do not have a private access from a public way shall have access via a private drive for which perpetual maintenance shall be provided. Perpetual maintenance shall be provided through an agreement or covenant which is properly recorded and which runs with the land. Such agreement shall receive the prior approval of the Planning Commission staff and shall be recorded in the office of the County Court Clerk of Warren County, Kentucky.

   c. Parking areas may be located in front of a garage or carport. When located in front of the principal residence(s), the total area of parking shall not exceed 75% of the front yard of the housing unit(s). For the purposes of this section, the 75% maximum may be calculated as a combined total across all of the front yards for the same townhome building.

5. **Party Walls and Roofs.**

   a. Party walls shall be constructed in conformance with the Kentucky Building Code provisions.

   b. Party walls and roofs shall be perpetually maintained, repaired and replaced through a party wall and roof agreement with provisions for arbitration. Such agreement shall receive the prior approval of the Planning Commission Staff and shall be recorded in the office of the County Court Clerk of Warren County, Kentucky.

   c. All townhomes sharing a common wall shall have a minimum 24-inch offset in the front building facade. The offset shall be located at each common wall between units. As an alternative to the 24-inch offset requirement, townhomes may incorporate some sort of articulated relief or change in direction every 30 feet, along the front building façade.

6. **Subdivision Regulation Coordination.** Any development approved under this section shall be considered a major plat.

C. Condominium (Horizontal Property)

1. The intent and application of this Ordinance is to implement and reaffirm the Horizontal Property Law of Kentucky (KRS 381).

2. A master deed or lease or floor plans meeting the standards set forth in KRS 381 shall not be filed in the office of the Warren County Clerk without having first been reviewed and approved by the Planning Commission.

3. The maximum permitted overall densities, number of units, maximum lot coverage, setbacks, parking requirements and maximum height shall be controlled by the zoning district classification in which the project is located.

4. The establishment, expansion or diminution of a horizontal property regime shall be subject to review and approval by the Planning Commission in the same manner as approval of a record plat.

SEC. 4.6 COMMERCIAL AND OFFICE/PROFESSIONAL DISTRICTS

4.6.1 Neighborhood Business District (NB)

The Neighborhood Business District is intended to provide opportunities for neighborhood-scale commercial development that provides daily services and goods to the immediately surrounding area.

4.6.2 General Business District (GB)

The General Business District is intended to provide opportunities for commercial development that serves the entire community or region.

4.6.3 Central Business District (CB)

The Central Business District is intended to provide for the continued vitality of downtown areas in Warren County, including Bowling Green, Oakland, Smiths Grove and Woodburn, and the maintenance and re-use of existing historic structures. This district shall be served by public sanitary sewer, if required by Section 1.12 of this ordinance .

4.6.4 Highway Business District (HB)

The Highway Business District is intended for the development of businesses that require a high volume of vehicular traffic due to the nature of the products or services offered by the business. This District is appropriate for parcels having frontage on collector or arterial streets, or within one-half mile of an interstate or William H. Natcher Parkway.

4.6.5 Office and Professional - Residential District (OP-R)

This district is established with the purpose and intent of providing space for professional offices in appropriate locations to accommodate the needs of the community. The district is intended to serve as the transition between commercial areas and adjacent residential development.

4.6.6 Office and Professional - Commercial District (OP-C)

This district is established with the purpose and intent of providing space for professional offices in appropriate locations to accommodate the needs of the community. The district is intended to serve large-scale offices in commercial or industrial areas.

4.6.7 Public District (P)

The Public District is intended to provide for public and quasi-public development, including open lands such as parks, and developed uses including government building, hospitals, and schools. Use of the Public District is limited to agencies and entities receiving or utilizing public funding.

4.6.8 General Commercial Development Standards

A. Uses. Uses permitted in each District are shown in the Use Table in Sec. 5.1. This table employs broad use categories containing a variety of similar uses. The use categories are described in Sec. 5.2, Use Categories, and Appendix B lists examples of uses, showing which use categories they fall into. Additional standards for specific uses, if any, can be found in each category.

B. Property Development Standards.

1. Development in each District shall comply with the general commercial development standards in the following table:

	NB	GB	CB	HB	OP-R	OP-C	P
Lot Area, min. sq. ft.							
Public Sewer	5,000	5,000	0	5,000	5,000	5,000	5,000
Septic System[1]	43,560	43,560	N/A	43,560	43,560	43,560	43,560
Lot Width, min. ft. at Bldg. Line	50	50	0	50	50	50	50
Lot Frontage, min. ft.	50	50	0	50	50	50	50
Lot Coverage, max.	70%	80%	100%	90%	50%	80%	90%
Setbacks, min. ft.							
Front Yard	25	25	0	25	25	25	25
Side Yard[2]	10	5	0	5	10	5	0
Rear Yard[2]	25	5	0	5	25	5	0
Accessory Structure[2]	5	5	0	5	5	5	0
Fence[3]	0	0	0	0	0	0	0
Height, max.	42 feet	42 feet	None[4]	None	42 feet	None	None
Building Size, max. s.f.	4,000	10,000	N/A	N/A	4,000	N/A	N/A
Parking	See specific use chart in 4.6.8.E for parking requirements.						
Fire protection required?	See Sec. 1.13 for Fire Protection Requirements.						
Landscaping required?	See Section 4.6.8.D for landscaping requirements.						
Residential uses allowed?	Yes	Yes	Yes	Yes	Yes	Yes	Yes
What standard?	See Section 4.6.8.K.						

[1] For commercial uses utilizing an on-site septic system, see Article 1.12.2.A.3.

[2] See Sec. 4.6.8.C for additional setback required adjacent to a single family residential district/use.

[3] Fences must also adhere to the requirements of section 4.6.8.J.

[4] The maximum building height for areas outside the City of Bowling Green is 3 stories.

2. **Minimum Lot Area Above 100-Year Flood Level Required.** No lot served by public sanitary sewer shall be created or developed which does not have at least 5,000 square feet of lot area above the 100-year frequency flood level. No lot served by on-site septic systems shall be created or developed which does not have at least 20,000 square feet of lot area above the 100-year frequency flood level.

3. **Measurement of Lot Coverage.** Lot coverage shall include all areas of the lot covered by buildings, structures (including accessory structures), patios, walkways, travelways, and parking areas, including gravel parking areas. Lot coverage does not include uncovered, semi-pervious decks or outdoor pools. The percent of lot coverage shall be determined by dividing the total covered area by the gross area of the lot.

4. **Variable Front Yard Setback.** A waiver from the strict enforcement of the front yard setback shown for a specific property may be granted by the Executive Director where the majority of existing development on the same block face is set back less than the required setback. In such case, the front yard setback may be the average setback line for that block face. In the absence of existing development on a particular block face, and where the majority of existing development on an opposing block face is set back less than the required setback, the front yard setback may be the average setback line for the opposing block face. Any property utilizing a variable front yard setback must still meet the sight distance triangle requirements outlined in Section 1.14.

C. Additional Setbacks Required Adjacent to Residential District/Uses.

1. Development in any commercial district adjacent to the boundary of a Single-Family residential zoning district or a Single-Family Residential Use shall require the following building setbacks:

   a. **Commercial Districts (OP-C, HB and GB).** A side and rear yard shall have a minimum 40-foot setback.

   b. **Commercial Districts (OP-R, NB, P and CB).** A side and rear yard shall have a minimum 25-foot setback.

   The additional setback does not apply along a property line adjacent to public right-of-way, but minimum buffer widths are to be maintained (see Section 4.6.8.D.2.d).

2. Development in any commercial district adjacent to the boundary of a residential zoning district or residential use shall require the following setbacks for any use providing noise-generating outdoor space:

   a. Outdoor dining areas, sports-related activities, music or other entertainment areas shall be separated by a minimum of 250 feet from any residential district, structure or use.

   b. This distance may be reduced to 100 feet for outdoor seating areas that do not include sports-related activities, music or other forms of entertainment.

D. Landscaping.

Purpose: The purpose of this section is to protect and enhance the visual appeal of our community; contribute to the quality of development within our community; provide for sufficient buffers between incompatible land uses; reduce stormwater runoff in parking areas and other impervious areas; and improve air quality.

All commercial development shall comply with the minimum landscaping standards as follows:

1. **Applicability**

   a. No new site, development, building, structure, or vehicle use area (VUA) shall hereafter be constructed unless landscaping is provided as required by the provisions of this Section, regardless of the need for a building permit.

   b. No building, structure or VUA shall be expanded or moved unless the minimum landscaping is provided as required by the provisions of this Section.

   c. No building, structure, or VUA shall be reconstructed unless the minimum landscaping is provided as required by the provisions of this Section.

   d. No use shall be changed to another use for which this Ordinance requires additional parking over that which was required for the previous use, unless the VUA perimeter and interior VUA landscaping as required by this Section is provided for such additional parking. Where the previous use had no required parking, perimeter and interior VUA landscaping shall be provided for all new VUA serving the new use. Landscaping shall not be required where only the use of the property is changed and no new construction or reconstruction of any building or VUA is proposed.

2. **Buffers between incompatible land uses.** Land uses that are determined to be incompatible by the Executive Director of the Planning Commission shall be buffered at the following rate:

   a. Three deciduous shade trees and six evergreen trees per each 100 linear feet of buffer.

      (1) When the calculation for the number of required plantings results in a fractional number, any fraction of less than 1/2 will be rounded down to the next lower whole number or 1 (whichever is greater) and any fraction of ½ or more will be rounded up to the next higher whole number.

   b. Up to one-half of the deciduous shade trees may be substituted with ornamental trees. The substitution rate shall be two ornamental trees for each shade tree.

   c. The required buffer shall be located along the property boundary adjacent to the incompatible land use.

   d. All buffers located between incompatible land uses must be a minimum of ten feet in width.

3. **Screening of Vehicle Use Areas (VUA).**

   a. When a VUA is located adjacent to any property line other than a public right-of-way, the screen shall be planted at the following rate:

      (1) Three deciduous shade trees and two evergreen trees per 100 linear feet of screening, for the area where the VUA is adjacent to, and within 100 feet of a common property line, or two deciduous shade trees, 20 shrubs per 100 linear feet of screening.

         a. When the calculation for the number of required plantings results in a fractional number, any fraction of less than 1/2 will be rounded down to the next lower whole number or 1 (whichever is greater) and any fraction of ½ or more will be rounded up to the next higher whole number.

      (2) Up to one-half of the deciduous shade trees and evergreens may be substituted with ornamental trees. The substitution rate shall be two ornamental trees for each shade or evergreen tree.

      (3) All screening between a VUA and a common property line must be an average of ten (10) feet in width with the minimum dimension being five (5) feet. The minimum width may be reduced to no less than three (3) feet. The difference between the required area of landscaping and the amount of the reduction must be provided in other areas of the development (i.e. increased buffers along other property lines, foundation plantings, additional interior VUA landscaping, etc.) in order for the minimum width to be reduced.

   b. When a VUA is located adjacent to any public right-of-way, the screen shall contain:

      (1) A minimum of 70 percent of the distance where a VUA is adjacent to a right-of-way or common property line shall be screened with shrubs to be maintained at a minimum of 24 inches and a maximum of 42 inches in height, with one-half of the shrubs used for this being of an evergreen species.

      (2) Two deciduous shade trees per 100 linear feet of screen. Shade trees may be substituted with ornamental trees at the rate of two ornamental trees per shade tree.

a. When the calculation for the number of required plantings results in a fractional number, any fraction of less than 1/2 will be rounded down to the next lower whole number or 1 (whichever is greater) and any fraction of ½ or more will be rounded up to the next higher whole number.

(3) All screens between a VUA and right-of-way must be a minimum of ten (10) feet in width. The minimum width may be reduced to no less than three (3) feet. The difference between the required area of landscaping and the amount of the reduction must be provided in other areas of the development (i.e. increased buffers along other property lines, foundation plantings, additional interior VUA landscaping, etc.) in order for the minimum width to be reduced.

4. **Interior VUA Landscaping.** Any open VUA (excluding loading, unloading and storage areas in an industrial zone) containing 6,000 square feet of parking area shall provide interior landscaping in addition to the previously required VUA perimeter landscaping. Where a VUA is altered or expanded to increase to 6,000 or more square feet of area, interior landscaping shall be provided for the entire VUA area. Planting adjacent to or within ten feet of a building is considered foundation planting and is not counted towards the requirements of this section. All interior VUA shall be planted at the following rate:

   a. A minimum of five percent interior VUA landscaping shall be provided in planting islands or peninsulas.

   b. The minimum landscape area to be counted towards the requirements of this section shall be 64 square feet, with a minimum island or peninsula width of six feet. This requirement shall only apply to landscape islands located at the end(s) of a parking bay(s), as required in letter d, below.

   c. Required landscape areas shall be dispersed throughout the VUA, with no area being larger than 400 square feet. Only 400 square feet of an island containing an area over this amount will be credited toward the minimum requirements of this section, unless in excess of the required five percent.

   d. Landscape islands shall be required at the ends of all parking bays. Landscape islands located at the end(s) of a parking bay(s) adjacent to the building may be omitted, if the island(s) is(are) relocated to another location on the property.

   e. A minimum of one tree shall be planted within each landscape island or peninsula.

   f. There shall be no more than 20 parking spaces between islands or peninsula in a VUA. This is to include parking adjacent to common property lines or public rights-of-way.

5. **Screening of Service Structures and Equipment.** All service structures and equipment shall be fully screened from ground-level public view. This includes trash disposal units or compactors, ground and roof-level electrical transformers, heating and air conditioning equipment, or similar facilities, as determined by staff.

   a. A continuous planting, fence, wall, or earthen berm shall enclose any service structure on all sides unless such structure must be frequently moved, in which case screening on all but one side is required. The average height of the screening material shall be one foot more than the height of the enclosed structure, but shall not be required to exceed eight feet in height. No screening shall be required if the service structure is interior to loading or vehicle servicing area. Alternate screening materials, such as a decorative opaque vinyl wrap, may be substituted and approved at the discretion of staff.

b. When plant material is to be used for the screening of service structures, the plant material must be able to provide 100 percent screening within three years.

c. All trash disposal units and ground level storage units shall be enclosed within walls, vegetation, or earthen berm on all sides with an opening door for the removal of trash or stored items. The height of the screening shall be 18 inches higher than the structure to be screened, but shall not be required to exceed eight feet in height.

6. **Landscape materials.** Landscape material shall consist of plant material, wood, stone, masonry material, or earthen berm. For the purposes of this section, riprap, limestone gravel and/or aggregate material shall not be included as a permitted stone material.

   a. All plant material shall meet the American Nursery Standards and shall come from the plant list available from the City-County Planning Commission. If plant material not on the plant list is to be used, it must have the prior approval of the City-County. All deciduous trees must be a minimum of one-and-three-quarter inches in caliper at planting, all evergreen trees shall be a minimum of five feet planted height, and shrubs shall be a minimum of 24 inches planted height. Ornamental trees shall have a minimum height of six feet planted height.

   b. Fence or Wall material shall consist of board-on-board wooden fence, masonry, or stone or any combination of the above. The use of such wall or fence material used between incompatible land uses must be to a height of six feet and may be used in place of the evergreen trees and shrub material. The minimum buffer widths are still to be maintained and the deciduous tree requirements are to be used in conjunction with the wall or fence. All wood used is to be treated with water-borne preservatives to the American Wood Preservers Institute standards. All hardware is to be galvanized or otherwise rustproof. Chain link fencing may not be used to satisfy the requirements of this Section.

   c. Earthen berms shall be constructed to a maximum slope ratio of three to one (3:1) and covered with a ground cover or turf. A difference in elevation between areas requiring screening does not constitute an earth berm. The minimum buffer widths are still to be maintained and the deciduous tree requirements are to be used in conjunction with the wall or fence.

7. **Credit for existing vegetation.** Existing vegetation which is proposed to be used to fulfill the landscape requirements shall be shown on the required landscape plan, and may only be used with written approval of the City-County Planning Commission after a site visit. All vegetation to be used must be on the property requiring the landscape plan. If in the future, the existing vegetation is removed, the property owner will be required to replace the vegetation with the quantity as outlined elsewhere in this section.

8. **Requirements of a Landscape Plan.**

   a. Site plan, drawn to an scale not to exceed one inch to fifty feet, showing all existing structures, proposed structures, proposed VUA and travel lanes, property lines, easements, and the proposed location of all plant material keyed to the plan.

   b. Plant schedule including common name, botanic name, cultivar, size and quantity, condition (balled and burlaped, container size or bare root), and planting details using the standards of the American Society of Landscape Architects.

   c. Square footage of proposed VUA and square footage of all proposed landscaping and interior VUA landscaping for each island.

d. All landscape plans must be prepared by an Engineer, Architect, or Landscape Architect licensed to practice in the State of Kentucky, or Certified Nurserymen and in accordance with all state laws.

9. **Landscape plans required for building permit.**

a. When a landscape plan is required, no building permit shall be issued until the required landscape plan has been submitted and approved, all required landscape improvements must be installed prior to receipt of a Certificate of Occupancy or completion.

10. **Maintenance.** All landscaping required by this Section and any landscape material planted as part of any development plan conditions, must be maintained in a healthy and growing condition. Any and all plant material that dies must be replaced in the next appropriate planting season to the specifications of the originally approved landscape plan.

E. Off-Street Parking and Loading. Off-street vehicle storage or parking space shall be provided for all uses allowed in the districts in this Section. Such space shall be provided with vehicular access to a street or alley and shall be designated on any required site plan or Detailed Development Plan.

1. **Required Spaces.** The following are minimum requirements for specific uses. All measurements utilizing square feet shall be square feet of gross floor area unless otherwise expressly stated. Combined uses shall be required to provide parking equal to the total requirements for the individual uses. Where necessary, calculations shall be based on Kentucky Building Code Occupancy load requirements. Uses in the CB district are exempt from the on-site parking requirements of this Section. Properties in the area bound by the US 31W Bypass/East Riverview Drive, Kentucky Street and Broadway Avenue/East 12th Avenue are exempt from the on-site parking requirements of this Section, excluding residential uses. In these areas, a minimum of one off-street parking space is required per residential dwelling unit. In areas outside the area bound by the US 31W Bypass/East Riverview Drive, Kentucky Street and Broadway Avenue/East 12th Avenue, on-street parking may be credited in consultation with Planning Commission staff and the applicable Public Works Department. If it is determined that sufficient on-street parking is available in the area of the subject property, one off-street parking space will be credited per 66 feet of linear road frontage toward the minimum off-street parking requirements. For the purposes of this section, any fraction of an off-street parking space will be rounded down to the next lower whole number.

Use	Spaces Required
Auto Showroom or Dealer, New or Used	1 per 400 square feet of showroom and office space, plus two spaces per service bay
Bed and Breakfast	1 space per bedroom
Conference Center or Student Center	1 space per 150 square feet of main meeting room space.
Day Care	1 space per 400 square feet, exclusive of kitchens and bathrooms
Group Living*	1 spaces per 2 occupant beds, plus 1 space per employee
Hospital / Medical Center	1 space per 4 authorized beds, plus 1 space per 1,000 square feet
Outpatient Surgery Center	1 space per 250 square feet
Hotel or Motel	1 per bedroom plus 1 per 400 square feet of banquet, office, or meeting space
Library, Museum, Art Gallery	1 per 1,000 square feet, plus 5 for each meeting or special facility room
Urgent Clinics	1 space per 250 square feet

Use	Spaces Required
Nursing Home, Assisted Living	1 space per 4 authorized beds plus 1 space per 1,000 square feet
Office Uses	1 space per 300 square feet
Place of Public Assembly (Auditorium, Place of Worship, Stadium, Theater, etc.)	1 space per 4 seats or maximum fire-rated capacity, whichever is greater.
Restaurant Table Service Counter Service Fast Food	 1 space per 100 square feet 1 space per 100 square feet 1 space per 200 square feet
Standalone Retail < 20,000 SF ≥ 20,000 SF	 1 space for each 400 square feet 1 space for each 400 square feet for the first 20,000 SF. 1 space for each 800 SF for remaining area.
School, Elementary or Middle	2 spaces per classroom
School, Secondary or Post-Secondary	4 spaces per classroom, OR 1 space for 6 seats in auditorium, gym, arena or stadium, whichever is greater.
Mixed-Use / Multi-Tenant Development Commercial Only Commercial and Residential	 1 space per 200 s.f 1 space per 200 s.f. + 1 per dwelling unit

* For parking requirements for University District uses, see Section 4.9.5.B.2.

2. **Rules for Computing Requirements.** The following rules apply when computing off-street parking and loading requirements.

   a. **Fractions.** When measurements of the number of required spaces result in a fractional number, any fraction of less than 1/2 will be rounded down to the next lower whole number and any fraction ½ or more will be rounded up to the next higher whole number.

   b. **Unlisted Uses.** For a use not specifically listed in the table above, the Executive Director shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or require an alternative parking study in accordance with this section.

3. **Change in Use**. Where the principal use is changed to a use for which additional parking is required under the provisions of this ordinance, it shall be unlawful to begin or maintain such altered use until the required off-street parking is provided and the site is brought into compliance with all other applicable provisions of this ordinance including, paving and landscaping.

4. **Alternative Parking Study.** Some uses have widely varying parking demand characteristics, making it impossible to specify a single off-street parking standard. A developer proposing to develop or expand such a use may submit an alternative parking study that provides justification for the number of off-street parking spaces proposed.

   a. A parking study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Planning Commission and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study must document the source of data used to develop the recommendations.

      (1) The Planning Commission shall review the parking study and any other traffic engineering and planning data relevant to the establishment of an appropriate off-street parking standard for the proposed use. After

reviewing the parking study, the Planning Commission shall establish a minimum off-street parking standard for the proposed use.

b. In addition to minimum parking required per parking study, the Planning Commission may require additional, unpaved area be designated and set aside for future use.

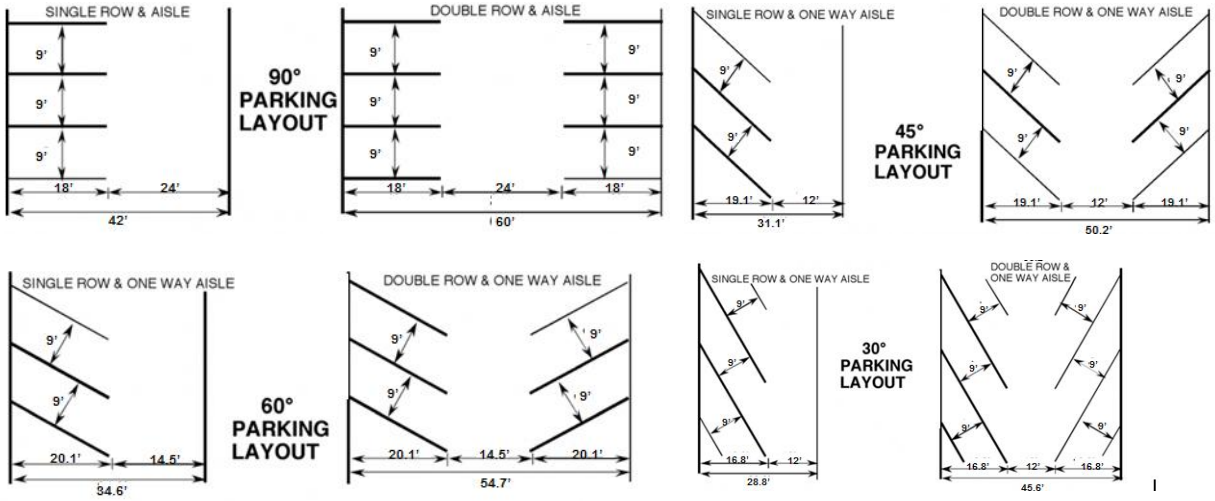
5. **Temporary Parking**. City or County agencies may issue a permit to park vehicles on a gravel surface for a period of up to one (1) year in relation to expansion or redevelopment of an existing site nearby. Screening of the temporary parking area from incompatible uses may be required. The area shall be designed for the safe ingress and egress of vehicles to the street and in such a way that mud and gravel will not be carried onto adjacent streets. Before the approved time period expires, the area shall be paved and landscaped as required by the zoning ordinance or gravel removed, the land graded and sodded or seeded in grass. An extension may granted if the construction period lasts longer than one (1) year.

6. **Parking Space Design.** The following minimum standards shall apply:

Parking Angle	Stall Width[1]	Stall Length[1]	Aisle Width[2]		Total Width of Parking and Aisle[2]			
					One-Way Traffic		**Two-Way Traffic**	
			One-Way Traffic	Two-Way Traffic	1 Row w/Aisle	2 Rows w/Aisle	1 Row w/Aisle	2 Rows w/Aisle
0°	8’	22’	12’	24’	20’	28’	32’	40’
90°	9’	18’	24’	24’	42’	60’	42’	60’
60°	9’	18’	14.5	24’	34.6’	54.7	44.1’	64.2’
45°	9’	18’	12’	24’	31.1’	50.2’	43.1’	62.2
30°	9’	18’	12’	24’	28.8’	45.6’	40.8’	57.6’

[1]In the instance of an accessible parking space, stall width and stall length is permitted to adhere to the minimum requirements outlined in the ADA and the Department of Justice’s regulations.

[2]Aisle Widths may be reduced to a minimum of 11’ in the case of one-way traffic and 22’ in the case of two-way traffic. The applicable fire department or public works department may impose a greater standard. In such case, the more restrictive shall apply.



7. **Driveways/Travelways.** When driveways/travelways are less than 22 feet in width, marked separate entrances and exits shall be provided so that traffic shall flow in one direction only. Entrances and exits to an alley may be provided if prior approval is obtained in writing from the City or County Public Works Department. Driveways designated as fire lanes shall meet the standards of the Fire Code.
8. **Maneuvering Space.** Maneuvering space shall be located completely off the right-of-way of a public street, place or court, and meet the standards outlined above. Parking areas that would require the use of public right-of-way for maneuvering shall only be permitted if approved by the appropriate agency. Parking parallel to the curb on a public street shall not be substituted for off-street parking requirements.
9. **Parking Surface.** Drives and parking areas must be paved with concrete, asphalt, brick pavers, or similar permeable solid surface paving material. The parking surface requirement for non-residential uses that have been in existence since before the adoption of zoning in Warren County, located in the unincorporated areas of Warren County, may be waived as outlined in Section 3.8 of this ordinance.
10. **Off-Site (Remote) Parking.** If sufficient parking is not available on the premises, a private parking lot may be provided within 1,000 feet, either on property zoned for that purpose or on property zoned for a more intense use, subject to the following conditions:
    a. The parking shall be subject to the front yard setback requirements of the district in which it is located.
    b. The parking area must be paved with concrete, asphalt, brick pavers, or similar permeable solid surface paving material.
    c. The parking area must be landscaped in accordance with the provisions of this Section.
    d. Area lights must be directed away from adjacent properties.
    e. Agreement for Remote Parking. A remote parking plan will be enforced through written agreement among all owners of record. An attested and recorded copy of the agreement between the owners of record must be provided to Planning Commission staff before issuance of a building permit for any use to be served by the off-site parking area. A remote parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Section.
11. **Shared Parking.** Developments or uses with different operating hours or peak business periods may share off-street parking spaces if approved as part of a Parking Plan and if the shared parking complies with the all of following standards.
    a. **Location.** Shared parking spaces must be located within 1,000 feet of the primary entrance of all uses served, unless remote parking shuttle bus service is provided.
    b. **Zoning District Classification.** Shared parking areas require the same or a more intensive zoning classification than required for the use served.
    c. **Shared Parking Study.** Those wishing to use shared parking as a means of satisfying off-street parking requirements must submit a shared parking analysis to the Planning Commission that clearly demonstrates the feasibility of shared parking. The study must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

d. **Agreement for Shared Parking.** A shared parking plan will be enforced through written agreement among all owners of record. An attested and recorded copy of the agreement between the owners of record must be provided to Planning Commission staff before issuance of a building permit for any use to be served by the shared parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Section.

12. **Stacking Spaces for Drive-Thru Facilities.** In addition to meeting the off-street parking requirements of this section, drive-thru facilities shall comply with the following minimum stacking space per lane standards:

Use Type	Minimum Spaces	Measured From
Automated Teller Machine or Bank teller lane	3	Teller Machine or Window/Service Tube
Car wash stall, automatic	6	Entrance
Car wash stall, self-service	3	Entrance
Gasoline pump island*	1	Each end of pump island
Restaurant with menu board	5	Menu Board
Restaurant with pickup window only (no menu board)	3	Pickup Window
Other drive-through	3	Pick up window
Other	As approved by the Planning Commission based on Parking Study	

*Alternate layouts may be approved at the discretion of Planning Commission staff, but must not interfere with the safety or circulation of pedestrians and/or vehicles on- or off-site.

Stacking spaces shall be subject to the following design and layout standards.

a. Stacking spaces shall be a minimum of 8 by 20 feet in size.

b. Stacking spaces shall be designed so as not to impede pedestrian circulation or on- and off-site traffic movements or movements into or out of parking spaces.

c. Stacking spaces shall be separated from other internal travelways. Raised medians may be required, if deemed necessary by the Planning Commission for traffic movement or safety.

13. **Off-Street Loading Space.** Every building or structure hereafter constructed for business or trade use shall provide adequate space for the loading or unloading of delivery vehicles on site. Such space shall have access to adequate maneuvering space for ingress and egress to the site. The Central Business and Office Professional - Residential districts shall be exempt from the off-street loading space requirements.

District	Minimum Off-Street Loading Space*
NB, GB, HB	1 space per 10,000 sf of building (or fraction thereof)
OP-C, P	1 space per building

*Minimum off-street loading space may be omitted if deliveries occur during non-business hours, only.

F. Signs

Purpose: The purpose of this section is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens and encouraging economic development. This section allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs. Further, it is the intent of this section to achieve the following public purposes:

- To preserve and improve the physical appearance of the community, while ensuring the compatibility of signs with the physical character and intensity of nearby land uses.
- To promote public safety by providing for signs that do not confuse, mislead, district or obstruct the vision of motorists, and that signs remain safe and secure during extreme and adverse weather conditions.
- To promote the economic well-being of the community by providing reasonable opportunity to use signs for the purposes of communication, advertising and to assist the public in locating and identifying a particular place of interest.

This section must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this section is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of other provisions of this section which can be given effect without the invalid provision.

The following regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by the Federal Government, State of Kentucky, Warren County, or cities of Bowling Green, Oakland, Plum Springs, Smiths Grove and Woodburn. The inclusion of "government" in describing some signs does not intend to subject the government to regulation, but instead helps illuminate the type of sign that falls within the immunities of the government from regulation.

1. Application and Permits for Signs

a. All signs shall require a permit unless otherwise stated below. Permits shall be obtained from the appropriate jurisdiction. Prior to the issuance of a permit by the appropriate jurisdiction, the permit application(s) shall be approved by Planning Commission staff, in order to determine compliance with the Zoning Ordinance of Warren County and the Subdivision Regulations of Warren County as well as any recorded subdivision plat or development plan.

b. The following signs shall not require a permit:

(1) Safety signs; signs of historical significance; clocks; and temporary signs. These signs may be placed only with the consent of the property owner. These signs shall, however, otherwise comply with Section 4 (On-Premise Sign General Provisions) with regard to visibility and right-of ways.

(2) Flags with no commercial reference, excluding the flag pole itself.

(3) Signs where a federal, state or local law requires a property owner to post a sign on the owner's property warn of a danger or to prohibit access to the property either generally or specifically. The owner must comply with the federal state or local law to exercise that authority by posting a sign on the property. If the federal, state or local regulation describes the form and dimensions of the sign, the property owner must comply with those requirements. Otherwise, when not defined, the sign shall be no larger than two square feet and located in a place on the property to provide access to the notice that is required to be made. Signs posted under this section are not considered snipe signs.

2. General Sign Provisions

a. All on-premise signs shall conform to the sign standards provided in the Sign Standards Summary Table unless otherwise excepted in this Section. The sum of all sign faces on a freestanding sign shall not exceed twice the maximum permitted sign area as set forth in this Section or the Sign Standards Summary Table. See Section 8.2 for the definition of sign area and sign height.

b. No sign shall be erected to obstruct free and clear vision of an intersection and/or traffic signals. No sign may be placed in or extended over a public right-of-way or utility easement without the express written consent of the controlling jurisdiction or utility.

c. All freestanding signs shall be set back a minimum of 20 feet from the edge of pavement. If the principal structure is located less than 20 feet from the edge of pavement, the sign shall be affixed to the flat surface of the building.

d. Nonconforming businesses shall be allowed to have or to replace existing on-premise signs, except when such signs violate the provisions of this Section.

e. No on-premise sign shall be erected within 50 feet of an abutting residential district.

f. No on-premise signs shall be permitted which exceed the intensity of illumination of 0.5 foot candles above ambient light (0.5 lumens per square foot, 5.382 lux or candelas per square meter or comparable measuring unit) measured at five feet above grade at 20 feet from the sign. No sign shall have a flashing light or a light resembling any law enforcement or emergency vehicle light or revolving lights that resemble any traffic light. All applicants must submit certification that the sign is dimmable in order to comply with the listed illumination standard. In lieu of submitting certification that the sign is dimmable in order to comply with the listed illumination standard, an applicant may submit alternate documentation that certifies the proposed sign complies with the listed illumination standard.

g. No on-premise sign shall contain commercial advertising which is unrelated to the existing use of the property.

h. Wall or building signs are permitted on the vertical facade(s) of the building.

i. Canopy signage is permitted. The square footage for any canopy sign shall be included in the maximum overall square footage permitted for wall/building signage for the zone in which the sign is located.

j. Signage for multiple uses – In the case of multi-tenant buildings, the maximum sign face area for wall or building signs shall be based on the building frontage of each individual use. For the purposes of this section, building frontage for multi-tenant buildings shall be the horizontal, linear dimension of the portion of the building occupied by a particular tenant.

k. All non-residential buildings which utilize a freestanding sign shall incorporate a street address number on the sign. Street address numbers shall be a minimum of 6 inches in height. The area of the address number shall not be computed as part of the sign face area.

l. All signs shall be constructed of durable materials such as: high quality plastic, finished metal, stone, brick, decorative block, finished wood or EIFS.

m. Motor Vehicle Control Signs are limited to a maximum sign face area of 2 square feet, a maximum height of 3 feet and must not contain any commercial logo or reference. If located at the entrance or exit to a particular site, such signs must be located outside the public right-of-way and must meet the sight distance requirements outlined in Section 1.14 of this ordinance.

3. Prohibited Signs

a. Signs erected, maintained, or continued which cause any interference to sight distance;

b. Portable Signs;

c. Banners, posters, pennants, large fixed balloons, or similar devices affixed to any independent support, fence, awning, pump canopy, curbstone, utility pole, hydrant, bridge, culvert, public drinking fountain, public trash container, rest station building, tree, or in or on any portion of any public sidewalk, street.

d. Signs with externally moving parts or messages. Official signs for safety purposes shall be exempt from this restriction.

e. Signs which are obscene, indecent, or immoral.

f. Signs that are made of paper or cardboard erected outside a completely enclosed building.

g. Roof Signs unless the top of the sign face is located below the highest point of the tallest roofline on the building to which the sign is erected. The square footage for any roof sign shall be included in the maximum overall square footage permitted for wall/building signage for the zone in which the sign is located;

h. Signs located in any publically maintained right-of-way unless exempted in this paragraph or in subsection i below. The only signs allowed to be located in any publicly maintained right-of-way are those that are installed and maintained by the governmental unit or the Bowling Green Area Convention & Visitors Bureau, WKU, etc., and through written agreement with the governmental unit. The primary focus of such signs will be for the safety of pedestrians and vehicular traffic. The governmental unit may also elect to install or allow the installation of signs for the purpose of community wayfinding, beautification, welcoming visitors and other public purposes. Any non-governmental unit signs placed on publicly maintained rights-of-ways will be removed and disposed of by a governmental unit and destroyed at their discretion.

i. Signs overhanging or infringing upon the right-of-way of any public street, road, or way, except in the CB (Central Business) district or on property located in the area bound by the US 31W Bypass/East Riverview Drive, Kentucky Street and Broadway Avenue/East 12th Avenue. Such signs must be properly permitted as otherwise required by this ordinance.

j. Signs so located as to prevent free ingress or egress from any door, window, or fire escape are prohibited. No sign shall be attached to a standpipe or fire escape.

k. Signs that emit any sound, visible or invisible gases, or odor as part of any message.

l. Snipe Signs.

m. Vehicle Signs. Delivery and service vehicles or trailers used on a daily basis in conjunction with an on-site business are exempt when they are parked in a location that is not visible from off-site, or otherwise creates the least possible visual impact without significant effect on the security of the vehicle or trailer.

n. Off-premise advertising signs, except as specifically permitted by this Section are prohibited. Signage displayed on the premises of property that is being offered for sale advertising such property for sale shall not be considered off-premise advertising for the purposes of this section.

o. Inflatable Signs.

4. Temporary Signs.

Temporary Signs shall be permitted in all zoning districts and do not require a permit. If solely affixed to a window or façade, such sign(s) shall adhere to the maximum sign face area for wall signs in the zone where the sign is located. Temporary signs must be located on private property and shall not be located within a public right-of-way (including on structures within the right-of-way - fences, retaining walls, utility poles, etc.), whether dedicated or owned in fee simple or as an easement. Illuminated temporary signs are prohibited. This section does not authorize the use of snipe signs. Off-premise advertising is prohibited on temporary signs in agricultural and residential zones. Non-Commercial speech is permitted in all zones on temporary signs. Temporary signs, not solely affixed to a window or façade, are subject to the following standards:

Temporary Sign Standards:

Zoning District	Property Size	Max SF	Max #	
			Incorporated Bowling Green	All Other Areas[1]
Agriculture/Residential	<2 Acres	8	10	2
	≥ 2 Acres	16	10	2
Commercial/Industrial	<5 Acres	16	4	2
	≥ 5 Acres	32	4	2

[1]In the case of a property having multiple frontages, a maximum of 2 signs is permitted per frontage.

5. Permanent On-Premise Signs

a. Integral signs, motor vehicle control signs, identification signs, and entrance signs are permitted in all non-residential zoning districts.

b. **Entrance Signs**.

(1) The content of an entrance sign shall be limited to the name of the subdivision or commercial complex only.

(2) No sign shall be internally illuminated.

(3) All entrance signs shall be constructed of durable materials.

(4) Landscaping is encouraged around entrance signs, provided the selected landscape materials will not grow to obscure sign face. No landscaping shall be erected to obstruct free and clear vision of an intersection and/or roadway. Landscaping around entrance signs may be credited toward the landscaping requirement between a VUA and right-of-way as outlined in Section. 4.6.8.D.3.a (4).

(5) Structural Type and Size. Any entrance sign must be monument type or incorporate a base constructed of brick, stone, wood or similar product. The maximum sign face area shall be 60 sq. ft. total. Maximum height shall be 10 feet.

(6) Entrance signs may be allowed in public right-of-way only with written permission of the applicable jurisdiction.

(7) All permitted signs shall also comply with all the applicable Sign Development Standards in Section 4.6.8.F.

c. **Light Pole Banners.** Light pole banners are permitted in commercial and industrial zones.

(1) Light pole banners shall be limited to a maximum of 12 s.f. per banner.

(2) No more than one banner shall be allowed per light pole.

d. **High-Rise Signs.** Property zoned Highway Business (HB) or industrial (LI or HI) and located within the general vicinity of the Scottsville Road/Interstate 65 interchange, the Louisville Road/Interstate 65 interchange or the Smiths Grove/ Interstate 65 interchange may have a maximum of two freestanding signs, one which must be a high-rise sign between 50 and 100 feet in height. For the purposes of calculating the permitted areas, the maximum heights and sign face areas from the interchanges set forth above, Exhibits A1, A2 and A3 in Appendix A shall apply.

High-Rise Sign Area	High-Rise Sign Height	High-Rise Sign Face Area
Exit 22 - Scottsville Rd: Exhibit A1	100 feet	250 sf
Exit 28 - Louisville Rd: Exhibit A2	100 feet	250 sf
Exit 38 - Smiths Grove: Exhibit A3	85 feet	200 sf

e. **Historic District.** Signs in any Local Historic District shall require a Certificate of Appropriateness approved by the Historic Preservation Board. All on-premise signs shall conform to the sign standards provided in the Sign Standards Summary Table unless otherwise excepted in Section 4.9.4. The more restrictive of the Historic District Overlay or the underlying district shall apply.

6. Dangerous, Defective, Destroyed, Damaged, Removed or Abandoned On-Premise Signs. Signs which are deemed dangerous or defective by the Building Inspector or other authorized Code Enforcement Officer shall be removed at the sole cost and expense of the property owner. Signs which have been abandoned or which advertise an establishment, service, or product which has not existed or been available at that location for a period of one year shall be removed by the property owner at their sole cost and expense.

7. Existing On-Premise Nonconforming Signs. See Section 6.7, Nonconforming Signs.

8. Off-Premise Signs.
Off premise signs are prohibited throughout Warren County except as Consolidated Development Signs allowed in Sec. 4.6.8.F.9, outdoor or billboard advertising signs allowed in Sec. 4.6.8.F.11 and shared signage allowed in Sec. 4.6.8.F.12.

9. Consolidated Development Signage

The following special regulations shall apply to on and off-premise signs for commercial, mixed-use or industrial developments. A development must contain multiple properties, before being eligible for Consolidated Development Signage. Eligibility will ultimately be determined in coordination with Planning Commission staff, with the intent of this section being to provide visibility from arterial and collector roadways, for businesses/uses located internal to a particular development, while at the same time reducing the overall amount of individual freestanding signage for particular a development.

a. **Permitted Sign Types.** Consolidated Development Signage may consist of Identification Signage and Directional Signage, as outlined below. On-premise freestanding signs for individual properties/tenants participating in Consolidated Development Signage must be monument-style and are limited to 50% of the maximum height and sign face area for the zone in which the property is located. In the case of conflict between a property's zoning classification and any applicable binding element or development plan condition, the more restrictive shall apply.

(1) Identification Signage. In lieu of an Entrance Sign, any Consolidated Development, shall be allowed one freestanding identification sign at each entrance into the development from a collector or arterial street provided that:

(a) No identification sign shall be spaced closer than 600 feet from another identification sign for the same Development.

(b) Location of the sign must be within 600 feet of the Consolidated Development.

(c) No identification sign shall be placed so as to obstruct the sight distance.

(d) **Maximum Area.** The total area of the sign face for each side of the identification sign shall not exceed 200 square feet.

(e) **Maximum Height.** The maximum height of the identification sign shall not exceed 30 feet above the average ground level at the base of the sign.

(f) **Maintenance and Easement.** No off-premise identification sign shall be permitted before first having established an easement by plat or ownership of the property where the sign is to be located by fee simple absolute for the purpose of location of the sign. Further, said easement must include provisions for the maintenance, landscaping, and removal of the sign.

(g) **Content of Identification Sign.** Any identification sign may carry the name of the development, and/or a combination of names, of the major enterprise(s) or firm(s) located within the Consolidated Development. No sign less than twelve (12) square feet in sign face area or sign that contains lettering less than eight inches in height shall be allowed on the identification sign. The content shall not exceed the total allowable sign face in b. above.

(2) Directional Signage. Directional signage that is located internal to the development is permitted, as long as it contains the minimum amount of information necessary to adequately direct vehicles and pedestrians throughout the development. Directional signage must afford opportunity for multiple tenants/properties to be displayed on the same sign face. Individual tenant/property signs being used for directional purposes are not permitted**.**

(a) **Maximum Area.** The maximum sign face area for a directional sign shall be 32 square feet. Company names and/or logos are permitted on directional signage, but may not exceed more than 10% of the sign face.

(b) **Maximum Height.** The maximum height for directional signage shall be 8 feet.

b. **Illumination.** Identification and Directional signs may be illuminated provided such illumination shall be effectively shielded so as to prevent beams or rays of light from being directed at any travel way, or which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle. No sign shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device, or signal. Electronic Message Display (EMD) Signs are prohibited on Consolidated Development Signs when located off-premise.

c. **Sign Plan Required.** No building permit for a Consolidated Development sign may be issued without there having been approved an agreement between the affected property owners providing for the ongoing maintenance, construction standards and plan for locating the on-premise and off-premise signs. Any such agreement shall be in the form to be recorded in the office of the Warren County Clerk and shall contain provisions requiring it to run with the land for all purposes. Any such agreement shall contain a provision that it cannot be amended or repealed without the prior approval of the Planning Commission.

10. Campus-Style Signage

This type of signage is intended for a campus-style environment including schools, colleges, religious institutions, performance halls, convention centers, medical facilities or other similar uses.

a. **Permitted Areas.** Campus-signage shall be permitted for the above-described uses permitted that:

(1) The development shall contain a minimum of three acres of real property;

(2) Identification Signage. One monument-style identification sign is permitted at each entrance to the development, with a minimum separation distance between such signs of 500 feet. Any such signage shall be placed so as not to obstruct the sight distance, and shall meet all other setback requirements for freestanding signage as required by this ordinance.

(3) Directional Signage. Directional signage that is located internal to the development is permitted, as long as it contains the minimum amount of information necessary to adequately direct vehicles and pedestrians throughout the development.

b. **Maximum Height and Sign Face Area.**

(1) Identification Signage

a. The maximum height and sign face area shall not exceed the freestanding signage standards allowed for the zone in which the development is located.

(2) Directional Signage

a. In no case shall any freestanding directional sign be taller than 8 feet or larger than 32 square feet.

b. Directional signage may contain the name and/or logo of the development, but should not exceed more than 10% of the sign face.

c. When identifying directional information, individual tenant panels shall be limited to a maximum of 4 square feet each.

c. **Maintenance and Easement.** In the case of multiple tenants or properties, campus-style signage shall be permitted only after first having established an easement by plat or ownership of the property where the signage is to be located by fee simple absolute for the purpose of location of the sign. Further, said easement must include provisions for the maintenance, landscaping, and removal of the sign.

d. **Illumination.** Signs may be illuminated in accordance with the standards outlined for the zoning district in which the development is located.

11. Billboard Advertising Signs.

The following special regulations shall apply to billboard advertising signs:

a. **Permitted Areas.**

(1) **Interstate Billboards**-Interstate Billboards are limited to only portions of Interstate 65 and the William H. Natcher Parkway (as shown on exhibit B1 in Appendix A). Interstate Billboard Signs shall be in compliance with all State and Federal guidelines for Interstate Billboards. Interstate Billboards are limited to said highways in HB and industrial (LI and HI) zoning districts.

(2) **Urban Billboards**-Urban Billboards are limited to only portions of U.S. Hwy. 31-W, 231, 68, KY 80, KY 880, and KY 185 (as shown on exhibit B2 in Appendix A) in HB and industrial zoning districts. All Urban Billboards must be located within the designated Bowling Green/Warren County Urbanized Area.

b. **Maximum Area.**

(1) **Interstate Billboards**-Interstate Billboards shall not exceed the total signable area of 1,600 square feet inclusive of any border and trim.

(2) **Urban Billboards**-Urban Billboards shall not exceed the total signable area per face of 600 square feet inclusive of any border and trim.

c. **Maximum Height of Sign.**

(1) **Interstate Billboards** - The maximum height shall be 60 feet above the average ground level at the base of the sign for all Interstate Billboards.

(2) **Urban Billboards** - The maximum height shall be 40 feet above the average ground level at the base of the sign for all Urban Billboards.

d. **Maximum Width.**

(1) **Interstate Billboards** - The maximum width shall be 40 feet for all Interstate Billboards.

(2) **Urban Billboards** - The maximum width shall be 50 feet for all Urban Billboards.

e. **Sign Structure Configuration.** Sign structures may be constructed back to back or V-shaped. Signs may be double-stacked, as long as, they meet area, height and width requirements in items b, c and d.

f. **Spacing Per Sign Structure and Maximum Number of Sign Structures.** No billboard sign shall be located within 2,500 feet of another billboard sign (on each side of the

roadway) as measured along the centerline of the parkway, interstate, or arterial highway on which such signs are located. The maximum number of Urban Billboard Sign Structures located within the designated Bowling Green/ Warren County Urbanized Area may not exceed 1 sign structure per 1,000 persons (as defined by the population total for the Bowling Green/ Warren County Urbanized Area provided by the US Census Bureau or KYTC).

g. **Illumination.** Signs may be illuminated provided such illumination shall be effectively shielded so as to prevent beams or rays of light from being directed at any travel way, or which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle are prohibited. No sign shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device or signal.

h. **Billboard Sign Lot Requirement.** All billboard signs must be located on an individual lot, consisting of at least 5,000 square feet, and meet the lot shape requirements found in the Subdivision Regulations of Warren County, Kentucky. All sign structures shall be considered principal structures for purposes of this Ordinance and shall be the sole structure on the lot. Such lots must meet all dimensional requirements (frontage, width, setbacks, etc) of the specific zoning district in which the sign is located. Adequate water and sewer capacity shall not be required for such lots.

i. **Cut-outs or Extensions.** Cutouts or extensions of a non-permanent nature shall not exceed 60 square feet and shall not exceed six feet in height nor 10 feet in width (added to the top of the display face). Cutouts or extensions which would extend along the entire top of the signable area and thereby increase the overall height or width of the sign face shall be considered of permanent nature and shall be prohibited. No cut-outs or extensions shall be added to the sides or bottom of the sign face.

j. **Electronic Message Displays (EMDs).** EMDs are permitted on billboards, subject to the following:

   (1) Dimming Capabilities. All permitted EMDs shall be equipped with a photocell sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions.

   (2) Minimum Display Time and Transition Method. Messages must remain fixed, static, motionless and non-flashing for a period of at least eight (8) seconds. Transitions between messages must be instantaneous (less than one second) without any special effects.

   (3) Sign Malfunction. All EMDs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

   (4) Proximity to Residential Zoning District, Use or Structure. No EMD shall be located on property adjacent to any residential zoning district, use or structure, until a light-trespass study has determined that Light Shielding Technology will mitigate the light-trespass generated by the EMD. Such study shall be submitted for review by, and approval of, Planning Commission staff, prior to any sign permit being approved, and the EMD being installed. For the purposes of this section, Light Shielding Technology shall mean an EMD specifically designed with physical light-trespass mitigation and ambient light sensors that together mitigate light spill, visible from any adjacent residential zoning district, structure or use.

12. Shared Signage.

In lieu of one freestanding sign per tract of land, property owners may elect to share one freestanding sign for multiple parcels in conjunction with a principal use(s) operated on such parcels(s) within the same boundary of the participating tracts, as long as the following requirements are met:

a. Maximum Area. The total area of the sign face for each side of the sign shall not exceed the maximum sign face area permitted for the zoning district in which the sign is located.

b. Maximum Height of Sign. The maximum height of the sign shall not exceed the maximum height permitted in the zoning district in which the sign is located.

c. Maintenance and Easement. Shared signage shall only be permitted after first having established an easement by plat or ownership of the property where the sign is to be located by fee simple absolute for the purpose of location of the sign. Further, said easement must include provisions for the maintenance, landscaping, and removal of the sign.

d. Content of Shared Sign. Shared signage may carry the name, or a combination of names, of the major enterprise(s) or firm(s) located on parcels within the boundary of the participating tracts for which the sign is to be shared.

e. **Illumination.** Signs may be illuminated as permitted for freestanding signage in the zone in which the sign is located.

f. **Sign Plan Required.**

(1) No building permit for shared signage may be issued without there having been approved an agreement between the affected property owners providing for the ongoing maintenance, construction standards and plan for locating the sign. Any such agreement shall be in the form to be recorded in the office of the Warren County Clerk and shall contain provisions requiring it to run with the land for all purposes. Any such agreement shall contain a provision that it cannot be amended or repealed without the prior approval of the Planning Commission.

g. **General Provisions.** Shared signage must also comply with the applicable requirements outlined in Section 4.6.8.F.2.

G. Outdoor Storage. Outdoor storage shall be allowed in the GB and HB districts, only, and in accordance with this Section. Storage shall include supplies or equipment situated outdoors and shall be subject to the requirements of this Section. Such storage shall only include supplies and equipment that are directly related to, or that will serve, the principal use of the property. Such storage shall not include junk, trash, garbage or other general debris. Outdoor storage in the GB and HB districts shall not exceed 5 percent of the total site area.

1. **Exceptions.**

a. Merchandise displayed on-site is classified as Outdoor Display, and is subject to Section 4.6.8.H below.

b. Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.

c. Areas enclosed by solid, opaque walls on at least three sides and covered by a solid, opaque roof, shall not be considered outdoor.

2. **Location and Screening of Outdoor Storage.**

a. Outdoor storage shall not be located in front of the primary structure.

b. Outdoor storage areas shall be paved.

c. If located within 100 feet of any property line or right-of-way, all outdoor storage areas shall be treated similarly to a VUA, and shall be landscaped in accordance with Section 4.6.8.D.3 of this ordinance. If located adjacent to an incompatible use, subsection d. below shall substitute for this requirement.

d. If located adjacent to an incompatible use, outdoor storage shall be set back a minimum of 10 feet from the property line and meet the landscaping requirements for incompatible uses as outlined in Section 4.6.8.D.2 of this ordinance.

H. Outdoor Display. Outdoor display shall be allowed in commercial districts as outlined in the table below, and in accordance with this Section. Any merchandise displayed outdoor shall be subject to the requirements of this Section. Such display shall not include junk, trash, garbage or other general debris. For the purpose of this section, outdoor display shall be broken down into three types, as follows:

1. **Type 1: Outdoor Display.** Type 1 Outdoor Display shall be allowed adjacent to a principal building wall and extending to a distance no greater than 5 feet from the wall. Such display shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the building. Examples include:

   a. Propane tank exchange, ice freezers, vending machines or other similar items enclosed within a freestanding structure or machine;

   b. Loose merchandise for sale which are only displayed during business hours;

   c. Larger specialty items such as lawn and garden equipment, patio furniture, etc.

2. **Type 2: Limited Outdoor Display.** Type 2 Limited Outdoor Display shall not exceed 5 percent of the total site area. Examples include pre-fabricated buildings for sale, agricultural, plant and lawn care associated items for sale;

3. **Type 3: Temporary/Seasonal Outdoor Display.** Type 3 Temporary/Seasonal Outdoor Display may exceed the 5% limit for Limited Outdoor Display but shall require a permit from the Building Inspector and shall be limited to a 30 day period no more than 4 times per year. Examples include Christmas trees, firework tents/displays, lawn and garden displays, etc.

4. **Exceptions.**

   a. Supplies or equipment located outdoor are considered Outdoor Storage and are subject to the requirements in Section 4.6.8.G.

   b. Vehicles for sale (including boats) shall not be considered merchandise subject to the restrictions of this Section, but must meet the specific use standards for vehicle sales in Article 5 of this ordinance.

   c. Manufactured housing or model homes that are displayed in a semi-permanent state with permanent landscaping and skirting shall not be considered merchandise for the purposes of outdoor display and are not subject to the restrictions of this Section.

   d. Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.

   e. Areas enclosed by solid, opaque walls on at least three sides and covered by a solid, opaque roof, shall not be considered outdoor.

5. **Location and Screening of Outdoor Display.**

   a. All outdoor display shall be located outside the public right-of-way and/or at least 15 feet from the back edge of the adjacent curb or street pavement.

b. Outdoor display areas shall be paved with a permitted surface as outlined in Section 4.6.8.E.9.

c. If located within 100 feet of any property line or right-of-way, all outdoor display areas shall be treated similarly to a VUA, and shall be landscaped in accordance with Section 4.6.8.D.3 of this ordinance. If located adjacent to an incompatible use, subsection d. below shall substitute for this requirement.

d. If located adjacent to an incompatible use, outdoor display areas shall be set back a minimum of 10 feet from the property line and meet the landscaping requirements for incompatible uses as outlined in Section 4.6.8.D.2 of this ordinance

e. Any temporary/seasonal outdoor storage shall not interfere with ingress/egress to the property or impede traffic movement internal to the site.

6. **Allowed Outdoor Display Table.** The three types of outdoor display shall be allowed in the districts designated in the Table below:

TYPE	NB	GB	CB	HB	OP-R	OP-C
Type 1: Outdoor Display	✓	✓	✓	✓	--	--
Type 2: Limited Outdoor Display	--	✓	--	✓	--	--
Type 3: Temporary/Seasonal Outdoor Display	✓	✓	✓	✓	--	--

I. Outdoor Lighting and Speakers.

1. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements.

a. **Fixtures.** All light sources shall be concealed within an opaque housing and shall not be visible from any public right-of-way or residential district boundary.

b. **Mounting.** Fixtures must be mounted in such a manner that the cone of light does not cross any property line of the site.

c. **Illumination Levels.** All site lighting shall be designed so that the level of illumination, measured in footcandles (fc) at any one point meets the standards for the specific use below. Minimum and maximum levels are measured at a single point. Average level is the not-to-exceed value calculated using only the area intended to receive illumination.

(1) **Canopy Lighting.** Any lighted canopy (fuel sales, automated teller machines, etc.) shall be illuminated with an average 12 fc, a minimum of 2 fc, and a maximum of 20 fc.

(2) **Commercial Parking Lots.** All commercial parking lots shall be lighted with an average 1.5 fc, a minimum of 0.2 fc, and a maximum of 10 fc.

(3) **General Lighting.** Lighting on any commercial property shall be directed downward and inward, designed to minimize light trespass onto adjacent properties and shall not exceed 0.5 foot candles at the property line.

2. Outdoor paging and speaker systems are prohibited except for emergency warning systems and at drive-through windows meeting the specific use criteria in Sec. 5.2.

J. Accessory Structure Standards. Accessory buildings and structures, except as otherwise permitted by this Ordinance, shall require a building permit and shall be subject to the following regulations in all commercial zoning districts.

1. Fences may be located in the front yard of the development, but are subject to the following height limitations:

a. Maximum fence height in the front yard of the NB, GB, OP-R, OP-C zones is 4 feet.

b. Maximum fence height in the front yard of the CB and HB zones is 6 feet.

c. There is no height limitation for fences located in the front yard of property zoned P (Public).

2. Fences are not subject to building or structure setbacks, but must adhere to the sight distance requirements in Section 1.14 of this Ordinance.

3. In the case of a corner lot, no accessory building or structure shall be located nearer to the side street than the depth of any required front yard for a structure along such side street. Fences constructed on a corner or through lot are subject to the height limitations listed in Section 4.6.8.J.1 for yards along all frontages. Fences are not subject to building or structure setbacks, but must adhere to the sight distance requirements in Section 1.14 of this Ordinance.

4. Where the accessory building is structurally attached or connected to the principal building, including breezeways, it shall be subject to, and shall conform to, all regulations of this Ordinance applicable to the principal building.

5. An accessory building may not exceed the height of the principal structure.

6. Accessory buildings/structures shall not include mobile home, bus, travel trailer, RV, trailer, cooler, vehicle or freight container. Freight containers may be permitted for outdoor storage use in the HB zoning classification only, as long as such storage complies with Section 4.6.8.G., as outlined above.

7. **Swimming Pools.**

   a. All swimming pools with a water depth of 3 feet or greater shall require a building permit.

   b. A swimming pool as an accessory use to a commercial development shall be located no closer than 25 feet to any property line. The setback shall be measured from the wall of the swimming pool to the nearest property line.

   c. The swimming pool area shall be enclosed by a fence or other suitable barrier with a minimum height of not less than 4 feet. Openings in the fence shall be small enough to prevent a child from entering the enclosure other than through the gate.

   d. Fences. For the purpose of determining the yard setback, the accessory structure setback shall not apply to fences. See 4.5.4.J(1) and (2) for front setback for fences.

K. Residential Uses.

1. Residential uses in commercial zones may be permitted as a standalone use, accessory to a specific use, or incorporated into mixed-use developments as permitted in the following chart:

	NB	GB	CB	HB	OP-R	OP-C	P
Standalone Residential	P	P	-	-	P	-	-
Applicable Development Standards	RS-1D	RS-1D or RM-3	-	-	RS-1D	-	-
Accessory Apartment	P	P	-	P	P	P	P
Mixed-Use Development	P	P	P	P	P	P	-

P = Permitted
- = Not Permitted

2. The following section outlines the requirements specific to each of the residential use types identified in Section 4.6.8.K.1 above.

   a. Standalone Residential Uses. Standalone residential uses in the NB, GB and OP-R zones must adhere to the corresponding development standards referenced in the chart above.

   b. Accessory Apartment. A maximum of one (1) accessory apartment is permitted in the NB, GB, HB, OP-R, OP-C and P districts.

      (1) In the NB and OP-R zones, an accessory apartment must adhere to the requirements outlined in Section 4.4.5.E.5.

      (2) In the GB, HB, OP-C and P zones, an accessory apartment may be attached or detached from the principal structure. The floor area of the accessory apartment may not exceed 50 percent of the floor area of the principal structure.

   c. Mixed-Use Development. Residential uses may be incorporated into buildings containing a mixture of uses.

      (1) In the NB, GB, HB and OP-C zones, residential uses are allowed in unlimited quantities, if located on a second or higher story of the principal structure.

      (2) In the CB zone, residential uses are allowed in unlimited quantities, if located on a second or higher story of the principal structure. A minimum of one off-street parking space per dwelling unit must be provided in the CB zone. Residential uses are allowed on the first floor, and must adhere to the following standards:

         a) In no case shall the first floor of any principal structure in the CB zone contain more than 50 percent residential use.

         b) The front façade(s) of the principal structure must contain a commercial use, with residential uses to be located to the rear.

L. Horizontal Property (Condominium)

1. The intent and application of this Ordinance is to implement and reaffirm the Horizontal Property Law of Kentucky (KRS 381).

2. A master deed or lease or floor plans meeting the standards set forth in KRS 381 shall not be filed in the office of the Warren County Clerk without having first been reviewed and approved by the Planning Commission.

3. The maximum permitted overall densities and floor area ratios and the minimum outdoor area, living space, and recreation area ratios shall be controlled by the zoning district classification in which the project is located.

4. The establishment, expansion or diminution of a horizontal property regime shall be subject to review and approval by the Planning Commission in the same manner as approval of a record plat.

SEC. 4.7 INDUSTRIAL DISTRICTS

4.7.1 Light Industrial District (LI)

The Light Industrial District is intended to provide areas segregated for industrial use where processes and equipment employed and goods processed are limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas fumes, noise, vibration, refuse matter or water-carried waste.

4.7.2 Heavy Industrial District (HI)

The Heavy Industrial District is intended to provide opportunities for the development of industry which may have significant external impacts due to noise, glare, heat, odor, dust, vibration or hazardous materials.

4.7.3 General Industrial Development Standards

A. Uses. Uses permitted in each District are shown in the Use Table in Sec. 5.1. This table employs broad use categories containing a variety of similar uses. The use categories are described in Sec. 5.2, Use Categories, and Appendix B lists examples of uses, showing which use categories they fall into. Additional standards for specific uses, if any, can be found in each category.

B. Property Development Standards.

1. Development in each District shall comply with the industrial development standards in the following table:

	LI	HI
Lot Area, min. sq. ft.		
Public Sewer	5,000	5,000
Septic System[1]	1 Acre	1 Acre
Lot Width, min. ft. at Bldg. Line	50	50
Lot Frontage, min. ft.	50	50
Lot Coverage, max. %	90%	90%
Setbacks, min. ft.		
Front Yard	25	25
Side Yard[2]	5	5
Rear Yard[2]	5	5
Fence[3]	0	0
Height, max. ft.	100	100
Building Size, max. sq. ft.	N/A	N/A
Parking	See Section 4.7.3.E	
Min. Fire Flow Required?	600 GPM	600 GPM
Landscaping Required	See Section 4.6.8.D for requirements	
Residential Uses Allowed?	No	No

[1] For industrial uses utilizing an on-site septic system, see Section 1.12.2.A.4.
[2] See Sec. 4.7.3.C for additional setback required adjacent to a residential district/use.
[3] Fences must also adhere to the requirements of Section 4.7.3.J.

2. **Minimum Lot Area Above 100-Year Flood Level Required.** No lot served by public sanitary sewer shall be created or developed which does not have at least 5,000 square feet of lot area above the 100-year frequency flood level. No lot served by on-site septic systems shall be created or developed which does not have at least 20,000 square feet of lot area above the 100-year frequency flood level.

3. **Measurement of Lot Coverage.** Lot coverage shall include all areas of the lot covered by buildings, structures (including accessory structures), patios, walkways, travelways, and parking areas, including gravel parking areas. The percent of lot coverage shall be determined by dividing the total covered area by the gross area of the lot.

4. **Variable Front Yard Setback.** A waiver from the strict enforcement of the front yard setback shown for a specific property may be granted by the Executive Director where the majority of existing development on the same block face is set back less than the required setback. In such case, the front yard setback may be the average setback line for that block face. In the absence of existing development on a particular block face, and where the majority of existing development on an opposing block face is set back less than the required setback, the front yard setback may be the average setback line for the opposing block face. Any property utilizing a variable front yard setback must still meet the sight distance triangle requirements outlined in Section 1.14.

C. Additional Setback Adjacent to Residential District, Structure or Use. Development in any industrial district adjacent to the boundary of a residential district, structure or use shall require a 50-foot side and rear yard setback. The additional setback does not apply along a property line adjacent to public right-of-way, but minimum buffer widths are to be maintained (see Section 4.6.8.D.2.d).

D. Landscaping. All industrial development shall comply with the minimum landscaping standards as set forth in the Commercial Development Standards in Section 4.6.8.D.

E. Off-Street Parking and Loading. Off-street vehicle storage or parking space shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or alley.

1. **Required Spaces.** The following are minimum requirements for specific uses. All measurements utilizing square feet shall be square feet of gross floor area unless otherwise expressly stated. Combined uses shall be required to provide parking equal to the total requirements for the individual uses. Where necessary, calculations shall be based on Kentucky Building Code Occupancy load requirements.

Industrial Use	Spaces Required
Industrial Plant	1 space per employee, maximum shift
Wholesale, Storage or Warehousing	1 space per employee, maximum shift
Industrial Service	1 space per 300 square feet
All other Industrial Uses	See Sec 4.6.8.E

2. **Computation and Design.** All parking required under this Section shall comply with Section 4.6.8.E. of the Commercial Development Standards with regard to computing parking requirements, alternative parking study, parking space design, off-site parking, and shared parking.

3. **Parking Surface**. Drives and parking areas must be paved with concrete, asphalt, brick pavers, pervious material or similar permeable paving material. Alternative parking surface options for heavy trucks and equipment are outlined below.

4. **Alternative Parking Surface.** At the time of the filing of any application for a building or paving permit, the Parking Surface Standards for semi-trucks (or similar vehicles) and heavy equipment in the Light Industry (LI) and Heavy Industry (HI) districts may be waived by Planning Commission staff with the following conditions:

   a. Travelways and all other parking areas must be paved with concrete, asphalt, brick pavers, pervious material or similar permeable paving material. Travelways that serve the sole purpose of providing access for emergency vehicles to the side or rear of the site may utilize gravel as a permitted surface.

   b. Development utilizing an alternative parking surface must use an acceptable containment material approved by Planning Commission staff in order to minimize the spreading of alternative paving materials into landscaping areas, travelways and other parking areas.

   c. Development utilizing an alternative parking surface must not extend beyond the front of the principal structure and shall be screened from adjoining residential uses.

   d. Development utilizing an alternative parking surface may not be located within designated building setback areas and must meet all landscape requirements of the Zoning Ordinance outlined in Sec. 4.6.8.D.3 and 4.6.8.D.4.

   e. Development utilizing an alternative parking surface shall conform to the Stormwater Management Program and must be designed and constructed so as to direct stormwater runoff to the appropriate drainage facility.

5. **Off-Street Loading Space.** Every building or structure hereafter constructed for business or trade use shall provide adequate space for the loading or unloading of delivery vehicles on site.

District	Minimum Off-Street Loading Space
LI, HI	1 space per each 20,000 sf (or fraction thereof) of building.

F. **Signs.** All signs in the Industrial Districts shall comply with Section 4.6.8.F. of this ordinance.

G. **Outdoor Storage.** Outdoor storage shall be allowed in the LI and HI districts, in accordance with this Section. Such storage shall include materials, supplies or equipment situated outdoors and shall be subject to the requirements of this Section. Such storage shall only include materials, supplies or equipment that are directly related to, or that will serve, the principal use of the property. Such storage shall not include junk, trash, garbage or other debris. Outdoor storage is subject to the location and screening requirements below.

   a. **Exceptions.**

      1) Merchandise displayed on-site is classified as Outdoor Display, and is subject to Section 4.7.3.H below.

      2) Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.

      3) Areas enclosed by solid, opaque walls on at least three sides and covered by a solid, opaque roof, shall not be considered outdoor.

4) Junkyards, scrapyards, towing operations, vehicle storage, vehicle repair, body work, body shop, recycling operations, salvage or wrecking operations, and waste related uses must adhere to the specific use standards in Section 5.2.5 of this ordinance.

b. **Location and Screening of Outdoor Storage**

1) Outdoor storage shall be located outside the public right-of-way and at least 25 feet from the front property line.

2) If located adjacent to a residential use, outdoor storage shall meet the minimum setback requirements outlined in Section 4.7.3.C. If located adjacent to any other incompatible use, outdoor storage shall be set back a minimum of 10 feet from the property line.

3) If located within 100 feet of any property line or right-of-way, all outdoor storage areas shall be treated similarly to a VUA, and shall be landscaped in accordance with Section 4.6.8.D.3 of this ordinance. If located adjacent to an incompatible use, subsection 4. below shall substitute for this requirement.

4) When located adjacent to an incompatible use, outdoor storage must be landscaped in accordance with section 4.6.8.D.2 of this ordinance

H. Outdoor Display. Outdoor display shall be allowed in both the LI and HI districts, and in accordance with this Section. Such display is allowed in unlimited quantities provided that the maximum lot coverage is not exceeded and parking requirements for the use is met. Such display shall not include junk, trash, garbage or other general debris. Examples of outdoor display include:

- Propane tank exchange, ice freezers, vending machines or other similar items enclosed within a freestanding structure or machine;
- Loose merchandise for sale which are only displayed during business hours;
- Larger specialty items such as lawn and garden equipment, patio furniture, etc.
- pre-fabricated buildings for sale, agricultural, plant and lawn care associated items for sale;
- product for sale including construction materials such as brick, stone, lumber, etc.
- Christmas trees, firework tents/displays, lawn and garden displays, etc.

a. **Exceptions.**

1) Materials, supplies or equipment located outdoor are considered Outdoor Storage and are subject to the requirements in Section 4.7.3.G.

2) Vehicles for sale (including boats) shall not be considered merchandise subject to the restrictions of this Section, but must meet the specific use standards for vehicle sales in Article 5 of this ordinance.

3) Manufactured housing or model homes that are displayed in a semi-permanent state with permanent landscaping and skirting shall not be considered merchandise for the purposes of outdoor display and are not subject to the restrictions of this Section.

4) Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.

5) Areas enclosed by solid, opaque walls on at least three sides and covered by a solid, opaque roof, shall not be considered outdoor.

b. **Location and Screening of Outdoor Display.**

1) All outdoor display shall be located outside the public right-of-way and/or at least 15 feet from the back edge of the adjacent curb or street pavement.

2) Outdoor display areas shall be paved, if located in front of the principal structure. If located behind the principal structure, gravel surface may be utilized for outdoor display areas. Outdoor display is not permitted outside of a paved or gravel area (i.e. not allowed in grass or landscaped areas).

3) If located within 100 feet of any property line or right-of-way, all outdoor display areas shall be treated similarly to a VUA, and shall be landscaped in accordance with Section 4.6.8.D.3 of this ordinance. If located adjacent to an incompatible use, subsection d. below shall substitute for this requirement.

4) If located adjacent to an incompatible use, outdoor display areas shall be set back a minimum of 10 feet from the property line and meet the landscaping requirements for incompatible uses as outlined in Section 4.6.8.D.2 of this ordinance.

5) Any temporary/seasonal outdoor storage shall not interfere with ingress/egress to the property or impede traffic movement internal to the site.

I. Outdoor Lighting and Speakers.

1. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements.

   a. **Fixtures.** All light sources shall be concealed within an opaque housing and shall not be visible from any public right-of-way or residential district boundary.

   b. **Mounting.** Fixtures must be mounted in such a manner that the cone of light does not cross any property line of the site.

   c. **Illumination Levels.** All lighting in industrial zones shall comply with the standards outlined in Section 4.6.8.I.1.C.

2. Outdoor speaker systems must be located a minimum of 100 feet from any residential district/use.

J. Accessory Building Standards. Accessory buildings, except as otherwise permitted by this Ordinance, shall require a building permit and shall be subject to the following regulations in all industrial zoning districts.

1. Where the accessory building is structurally attached or connected to the principal building, including breezeways, it shall be subject to, and shall conform to, all regulations of this Ordinance applicable to the principal building.

2. Accessory buildings/structures shall not include mobile home, bus, travel trailer, RV, trailer, cooler, vehicle or freight container. Freight containers may be permitted for outdoor storage use in the LI and HI zones, as long as such storage complies with Section 4.7.3.G., as outlined above.

3. Fences in industrial zones are not subject to the principal or accessory structure setbacks or height limitations, but must adhere to the sight distance requirements in Section 1.14 of this Ordinance.

SEC. 4.8 SPECIAL PURPOSE DISTRICTS

4.8.1 Planned Unit Development (PUD)

A. The purpose of a PUD is to encourage and allow more creative and imaginative design of land development than is possible under conventional zoning regulations. The PUD zone provides more flexibility in terms of development standards and requirements such as setback and yard area, lot size and dimensions and building height. Ideally, this flexibility results in development that is better planned, contains more amenities and is more desirable to live and work in and, ultimately, provides substantial benefits to the community and environment compared to conventional zoning districts.

Each PUD shall be properly planned and designed and comply with the following objectives:

1. All PUDs should promote design creativity and excellence that will result in high quality development;
2. PUDs should allow for a mixture of land uses and building types not otherwise allowed in a conventional zoning district by careful planning that establishes compatible relationships between uses within the site and uses adjacent to the site;
3. PUDs should allow a mixture of different land uses and building types in an innovative and functionally efficient manner;
4. All PUDs should be reviewed for consistency with the adopted Comprehensive Plan

B. Uses Permitted. Uses shall be limited to those identified in the approved general development plan for the PUD.

C. Development Standards.

1. Any parcel proposed for development as a PUD shall have a minimum lot size of 1 acre.
2. Any PUD shall be developed in accordance with the standards identified in the approved general development plan, including the concept plan, for the PUD.
3. Any PUD development shall be in compliance with all adopted health, fire, and building codes.

D. PUDs Without Development Plan Conditions. It is recognized that there are older developments within the community zoned PUD with no development plan conditions, or instances where an adopted PUD may not specify minimum requirements for all applicable development standards. New development or improvements on such property shall default to the development standards in the zoning districts as specified in the table below:

Use Type	Default Development Standard District
Agriculture	AG (Agriculture)
Single Family Residential Public Sewer Septic System	 RS-1A, B, C or D (Single Family Residential)* R-E (Residential Estate)
Multi-Family Residential	RM-3 (Multi-Family Residential)
Public	P (Public)
Commercial	HB (Highway Business)
Industrial	LI (Light Industrial)

* The most applicable Residential Sewer (RS) district will be based on the density and development standards such as lot width, lot sizes, lot coverage, etc.

4.8.2 General Flood Plain District (F)

A. Land to Which Flood Plain Designation Applies. All lands determined to:

1. Be inundated by a storm event equal to a 100 year return period or included in the area inundated by the 100 year flood;

2. Be subject to inundation by directed runoff from short return period events; or

3. Contain an opening into the subterranean water channel, shall be subject to these regulations.

4. The originally designated areas shall include those areas shown on either the Flood Insurance Studies for the City of Bowling Green and Warren County prepared by the Federal Emergency Management Administration (FEMA) dated May 2, 2007 or as is from time to time amended and the Flood Hazard Boundary Maps (FB-4M) and Flood Insurance Rate Maps (FIRM) contained therein or U.S. Soil Conservation Services, Soils Maps of Warren County dated 1977 or as from time to time amended.

5. Nothing contained herein shall prohibit the application of these regulations to lands which can be certified to the Commission by a Kentucky registered professional engineer to lie within any area subject to periodic flooding, impaction by storm drainage or containing an opening into a subterranean water channel.

B. Warning and Disclaimer of Liability. The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Section does not warrant, directly or indirectly, that areas outside the Flood Plain District or land uses permitted within such district will be free from flooding or flood damages. This Section shall not create liability on the part of the Cities of Bowling Green, Plum Springs, Oakland, Smiths Grove, Woodburn or Warren County or any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made there under.

C. Maintenance of Property. This Section does not obligate the Cities of Woodburn, Plum Springs, Oakland, Smiths Grove, Bowling Green or County of Warren or any agencies or sub-agencies any assumption of maintenance of any area designated as a Flood Plain District. Nor does it assume any maintenance obligation for storm drainage systems approved by such cities and the City-County Planning Commission of Warren County.

D. Permitted Structures.

(1) No principal structures or structures containing living quarters for humans or animals shall be permitted within any area designated as a part of the Flood Plain District.

(2) Accessory structures, under 1,200 sq. ft. in size, may be permitted if approved by the local floodplain coordinator. Any such structure shall not obstruct the flow of water or enclose animals, and shall only be permitted in conjunction with a primary use identified in subsection E, below. Any permitted structure must be either permanently anchored to the ground and be designed and certified by a structural engineer, so as not to become a hazard during a flood situation, or placed on wheels, in order to be removed from the floodplain, which would be required, in time of flooding. Any permitted structure must not store any liquids or chemicals.

(3) Structures located on lots partially included within the Flood Plain District shall be permitted provided they are located outside of the limits of the Flood Plain District and the lowest floor (first floor and/or basement floor) and all service utilities/mechanicals are at least 2 feet above the regulatory flood-projection elevation. An elevation certificate may be required if deemed necessary by staff, to confirm a structure is at least 2 feet above the base flood elevation (BFE). The area designated as Flood Plain District may be used to meet yard and setback requirements of adjoining districts for lots owned under single ownership.

E. Permitted Uses. The following open space uses shall be permitted provided they do not require structures or fill that cause obstruction of flood flows or restrict the capacity of the channel or floodways of any main stream, tributary, or any other drainage facility or structure or cause erosion.

1. **Agriculture Uses:** General farming, outdoor plant nurseries, sod farming, animal brooding and breeding, wild crop farming, apiary, crops, dairy, forestry, livestock, orchards, poultry, pasture, grazing, horticulture, viticulture and truck farming, detention basins, and ponds/lakes.

2. **Public Uses:** Arboretum or botanical garden, recreation uses, nursery including agriculture and florists, detention basins, ponds or lakes, and hiking and horseback riding trails, playgrounds both public and private, airplane beacons and markers, amphitheater and band shells, zoological gardens, marinas, boat rentals, docks, piers, wharfs and boat ramps.

3. **Commercial and Industrial Uses:** Private recreational uses, nursery including agriculture and florists, detention basins, ponds or lakes, hiking and horseback riding trails, playgrounds both public and private, and sales and storage of hay and straw loading areas, airport landing strips (without lights), railroads, existing streets, bridges, utility transmission lines and pipelines. On properties larger than 5 acres, uses listed in 4.8.2.E.2 above may also be allowed with an approved development plan, and must comply with all other local, state and federal regulations.

4. **Residential Uses:** Lawns, play areas, and gardens.

F. Standards for All Uses in District

1. **All Uses:** No fill (including fill for roads), deposit, obstruction, storage of materials or equipment, or other use may be allowed which, acting alone, or in combination with existing or future uses, would cause any decrease in the capacity of the floodway or

would cause any increase in flood heights, cause erosion or obstruction of water course, natural drainage crevices, sinkholes, ditches and known subterranean water channels. Consideration of the effects of a proposed use shall be based on a reasonable assumption that there will be an equal degree of encroachment extending for a significant reach on both sides of the watercourse.

a. **Fill**:

(1) Any fill or material proposed to be deposited in the floodway must be shown to have some beneficial purpose and the amount thereof not greater than is necessary to achieve that purpose, nor will it cause any increase in the flood heights. These conditions must be demonstrated by a plan submitted by the owner and prepared by registered engineer showing the uses to which the filled land will be put and the final dimensions of the proposed fill or other materials and how such fill will be placed and compacted.

(2) Such a fill or other materials shall be protected against erosion by riprap, vegetation cover, or bulkheading.

b. **Storage of Material and Equipment:**

(1) The storage or processing of materials that, in time of flooding, are buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

(2) Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

c. **Other General Standards:**

(1) Electrical, heating, ventilation, plumbing, air conditioning equipment, ductwork, and other service facilities shall be located at least 2 feet above the regulatory flood-projection elevation.

(2) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the systems into flood waters;

(4) On-site waste disposal systems shall be located outside the base flood elevation and constructed so as to avoid impairment to them or contamination from them during flooding.

SEC. 4.9 OVERLAY DISTRICTS

4.9.1 General

Where an overlay district and the underlying or base zoning district have different standards or regulations, the most restrictive standards or regulations pertaining to that land shall apply.

4.9.2 Conservation Subdivision Overlay District (CSOD)

A. Purpose and Intent. The purpose and intent of the Conservation Subdivision Overlay District is to provide for the preservation of prime farmland, greenspace and watersheds; to allow residential developments that permit flexibility of design and efficient uses of the land; to preserve sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat; to conserve scenic views and view sheds of open spaces by the use of a Conservation Subdivision as outlined by this Ordinance. It is the intent of this Overlay District to allow for an alternative and optional development style with regard to sidewalks, street widths, street lights, curb and gutter, or other development requirements as outlined within the Subdivision Regulations.

B. Description of Area. A Conservation Subdivision development is only permitted in the unincorporated areas of Warren County illustrated by Exhibit C in Appendix A of this Ordinance.

C. Map Amendment Required. Establishment of a Conservation Subdivision requires a map amendment as outlined in Section 3.11 of this Ordinance. Such amendment shall establish the CSOD overlay designation for the development.

D. Permitted Zoning District. The permitted zoning districts that are allowed to be utilized under the Conservation Subdivision Overlay District include: AG (Agriculture); utilizing the property development standards as outlined in Section F below.

E. Permitted Uses. The permitted uses within the Conservation Subdivision Overlay District shall be the same as the underlying zoning district as enumerated in the Use Table in Section 5.1 of this Ordinance for the portion of property to be developed. Areas classified as Conservation Areas shall be limited to Agriculture production, floodplains, wetlands, woodlands**,** a single dwelling unit, common areas, drainage areas or other amenities to the Conservation Subdivision, for the duration of the Conservation Areas as set forth in Section 4.9.3.J below.

F. Minimum Road Width Required for Density Bonus. Any property proposed for a Conservation Subdivision utilizing the option for a density bonus outlined below shall be accessed from a County or State maintained roadway of at least eighteen (18) feet in width. Any proposed Conservation Subdivision that does not meet this requirement may be required to add additional width to such roadway in accordance with the Subdivision Regulations of Warren County and the applicable jurisdiction. Any addition or proposed addition of roadway shall extend from the entrance(s) of the property containing the proposed Conservation Subdivision and connect with the nearest public roadway that is at least 18 feet in width.

G. Property Development Standards. A property must consist of a minimum forty (40) acres in order to utilize the Conservation Subdivision Development Standards.

1. All conservation subdivisions must be served by an internal street as approved by the applicable jurisdiction.

2. The maximum number of lots is determined by dividing the gross area of the proposed conservation subdivision, using the nearest whole number of acres, by the minimum lot size specified in the Agriculture (AG) zoning district (5 acres), plus a density bonus specified below:

   a. Subdivisions proposed for on-site septic development and accessed from a road less than 18 feet in width will not receive a density bonus, and shall contain a maximum of 20 lots.

      Lot Calculation Example:
      Gross area of proposed subdivision (40 acres) ÷ minimum lots size in AG (5 acres) = 8 total lots.

   b. Subdivisions proposed for on-site septic development and accessed from a road equal to or greater than18 in width will receive a density bonus of 250%.

      Lot Calculation Example:
      Gross area of proposed subdivision (40 acres) ÷ minimum lot size in AG (5 acres) x 2.5 (250% density bonus) = 20 total lots. In this example there would be 20, one acre lots and 20 acres in an easement.

   c. Subdivisions proposed for sanitary sewer development and accessed from a road equal to or greater than18 ft in width will receive a density bonus of 500%.

      Lot Calculation Example:
      Gross area of proposed subdivision (40 acres) ÷ minimum lot size in AG (5 acres) x 5 (500% density bonus) = 40 total lots. In this example there would be 40, half acre lots (or less) on 20 acres with the remaining 20 acres (or more) in an easement.

3. The following Table specifies the general development standards that shall apply:

	AG (Septic)	AG (Septic)	AG (Sewer)
Road Width Standard (as outlined in Sec. 4.9.2.F)	< 18 ft Road	≥18 ft Road	≥18 ft Road
Density Bonus	None (1:1 ratio)	250 % (2.5:1 ratio)	500% (5:1 ratio)
Lot Area (min sf)	43,560	43,560	10,000
Lot Width (min at bldg line)	100 feet	75 feet	75 feet
Lot Frontage			
Public Street	50 feet	50 feet	50 feet
Cul-de-sac (bulb only)	40 feet	32 feet	32 feet
Lot Coverage	30%	50%	60%
Setbacks (min)			
Front Yard	25	25	25
Rear Yard	10	10	10
Side Yard	10	10	7.5
Accessory Structure	5	5	5
Height (max)	42	42	42
Off-Street Parking (spaces required)	2 Total	2 Total	2 Total

H. Minimum Conservation Area. The minimum conservation area of a property proposing a Conservation Subdivision Overlay District shall be required to preserve a minimum of 50% of the total land area. The preservation of these designated areas may take the form of non-perpetual Conservation Easements, Agricultural Easements, plat restrictions and/or other binding agreements as approved by the Executive Director. The conservation area must surround the property and can be used to meet the buffer requirements in subsection K below.

I. Types of Conservation Areas. Conservation Areas may consist of, but not be limited to, the following: Agricultural Easements, Conservation Easements, Donation of land to a public entity (i.e. governmental, nature preserve or land trust), Living Trust, Right of First Refusal and/or Purchase of land.

J. Duration of Conservation Areas. Conservation areas shall be required to place a restriction of development on the remaining portion of property for a period of at least twenty (20) years. This section in no way shall limit a property owner from imposing a greater time period from which to restrict development. The conservation area shall remain in a shared ownership agreement in similar fashion as a condominium regime, neighborhood association or similar entity created at the time of development. After the initial twenty (20) year period, the owners of the conservation area may transfer ownership to a third party upon the consent of all of the owners within the boundaries of the original development.

K. Buffer Requirements. When a property is proposed for a Conservation Subdivision development, the following buffers shall be required from the nearest adjacent property line to the nearest lot in the conservation subdivision:

1. One hundred (100) feet where the buffer is comprised of existing mature vegetation that will provide adequate separation between properties; or

2. Two hundred (200) feet in the absence of existing mature vegetation.

This buffer area may be used as part of any lot within the development; however, in no case shall the area be used for any principal or accessory structures.

4.9.3 Urban Growth Overlay District (UG)

A. Purpose and Intent. The Urban Growth Overlay District is intended to implement focal point plans for growth areas, to promote innovative, attractive and efficient use of land, to encourage planned development and multi-modal transportation systems and to permit flexibility and creativity in the design of such planned development. The purpose of this ordinance shall include, but not be limited to the following:

1. To encourage and promote the public health, safety and general welfare of the citizens of the City and County, including the development and coordination of municipal growth and services.

2. To encourage originality, flexibility, innovation in site planning and development, and vehicular and pedestrian circulation, including the architecture, landscaping and graphic design of proposed developments in relation to the area as a whole.

3. To discourage monotonous, unsightly, and inharmonious developments, minimize discordant and unsightly surroundings and visual blight, and avoid inappropriate and poor quality design.

4. To promote orderly community growth, protect and enhance property values for the community as a whole and other environmental and aesthetic considerations which generally enhance rather than detract from community standards and values of the comfort and prosperity of the community and the preservation of its natural beauty and other natural resources, which are the proper concern of local government, and to promote and enhance construction and maintenance practices that will tend to enhance environmental and aesthetic quality for the community as a whole.

B. Description of the Area. The following areas are hereby designated an Urban Growth Overlay Districts requiring review from the Urban Growth Design Review Board:

1. **Cemetery Road Corridor (KY 234) see Exhibit D1 in Appendix A.**

2. **Lovers Lane Corridor (KY 880) see Exhibit D2 in Appendix A.**

C. Permitted Uses. Except as prohibited in item D, below, uses permitted in each zoning district are those uses permitted in the underlying zoning district as enumerated in the Use Table in Sec. 5.1. This table employs broad use categories containing a variety of similar uses for each Zoning District. The use categories are described in Sec. 5.2, Use Categories, and Appendix B, which lists examples of uses (showing which use categories they fall into).

D. Prohibited Uses. The following uses are expressly prohibited in each Urban Growth Overlay District:

Cemetery Road Corridor (KY 234) see Exhibit D1 in Appendix A.

1. Adult entertainment establishments;
2. Night clubs, bars, and lounges which derive less than 50 percent of their income from food sales;
3. Sale of Medical Cannabis
4. Outdoor Storage of any type;
5. Outdoor Display (except Type 1);
6. Self-Service Storage or Warehousing Units;
7. Manufactured home and model home sales lots;
8. Eating Establishments with drive-through or drive-in;
9. Vehicle Repair or Vehicle Service Uses; and
10. Any Light or Heavy Industrial Uses.

Lovers Lane Corridor (KY 880) see Exhibit D2 in Appendix A.

1. Adult entertainment establishments;
2. Night clubs, bars, and lounges which derive less than 50 percent of their income from food sales;
3. Sale of Medical Cannabis
4. Outdoor Storage of any type;
5. Outdoor Display (except Type 1 and Type 2);
6. Manufactured home and model home sales lots; and
7. All Heavy Industrial Uses, except Manufacturing and Warehousing.
8. Self-Service Storage Units*;

*Self-Service Storage Units are permitted, as long as the following specific use standards are met:

a. Any building containing a self-service storage use shall be climate-controlled and be a minimum of two stories in height.
b. No individual storage unit shall be accessed from the exterior portion(s) of the building. Individual storage units shall be accessed only from the interior portion of the building, through a centralized entrance(s) on the exterior.
c. Exterior entrances designed specifically for loading/unloading and/or truck access (i.e. roll up doors, garage doors, etc.) shall be located on the rear façade, and screened from any public right-of-way.
d. Individual storage unit doors shall not be visible from outside the building.
e. Outdoor storage of any type (i.e. boats, trailers, RVs) is prohibited.
f. Any parking space larger than 9' x 18' shall be located on the rear side of the building.

E. Development Standards - Cemetery Road (KY 234) Overlay District. Buildings should reflect an individual design that has considered site location, conditions, and surrounding development. Building design should provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time. Building designs should reflect an individual style and form and not merely current trends. However, reliance on or use of standardized "corporate or franchise" style is strongly discouraged. For all developments within the overlay district, other than single-family residential or agriculture, the following technical standards shall apply:

1. **General Development Standards.** All building setbacks are measured from the right-of-way.

   a. All developments (other than single-family detached residential or agriculture) within the Cemetery Road Overlay District shall be connected to sanitary sewer. Minimum required lot size on sanitary sewer shall be one-half acre.

   b. Minimum required front building setback abutting a local street shall be 30 feet.

   c. Minimum required rear building setback shall be 20 feet.

   d. Minimum required side building setback (not on corner lot) shall be 20 feet.

   e. Minimum side building setbacks for corner lots abutting a local street shall be 30 feet.

   f. Minimum front, side and rear building setbacks abutting a collector or arterial street shall be 50 feet.

   g. Minimum front, side and rear building setbacks abutting a single family residential district shall be 50 feet.

   h. Height limitation for structures shall be a maximum of three stories or 42 feet including mechanical penthouse and roof-top screened equipment.

   i. Maximum Usable Lot Area:

      (1) The maximum surface land area of the building shall not exceed 30 percent of the total lot area. Parking areas, open courts and other open space uses shall not be included in building area. This standard shall not apply to any single family use.

      (2) For all uses permitted within this overlay district, no more than 70 percent of the total surface land area of the lot shall be improved with buildings, structures, parking and loading areas, streets, driveways or roadways.

j. Maximum building size. Within the Cemetery Road Overlay District, the building footprint of any building shall conform to the following:

(1) All one-story buildings shall not exceed 20,000 sq. ft.

(2) All two-story buildings shall not exceed a first floor footprint of 15,000 sq. ft.; total gross area shall not exceed 30,000 sq. ft.

(3) All three-story buildings shall not exceed a first floor footprint of 10,000 sq. ft.; total gross area shall not exceed 30,000 sq. ft.

k. Green space area.

(1) All sites shall be developed with not less than 20 percent of the total area with green space. Green space shall be landscaped with trees, green shrubbery, grass and/or other plantings exclusive of any plantings or landscaping treatment in parking lot islands measuring less than 200 square feet. Such green space shall be located on the site to provide the maximum visibility of the green space to surrounding properties and public streets. No more than 50 percent of the required green space may be located within drainage facilities.

(2) All parking areas located adjacent to an arterial or collector road right-of-way shall be screened by a permanent landscaped berm or hedge, at least 30 to 36 inches in height at maturity (and 18-24 inches in height at planting), measured at the finished grade of the top of curb of the parking area. Acceptable hedge species shall be limited to those plants contained on the Master Plant List maintained by the City-County Planning Commission. At least 50 percent of the required shrub material shall be of an evergreen species.

2. **Landscape Buffer Standards.** All adjoining non-residential property located within the Overlay District shall be required to provide a landscape plan. Also, in locations where property zoned non-residential and residential are adjacent (either immediately adjacent to or across a public right-of-way), a landscape plan will be required with the development of either site. This shall not apply to the development of one and two family homes. When a site development plan is submitted for the review and consideration of the Design Review Board, special care shall be taken to minimize the effects on the adjacent residential area.

a. The following shall be considered minimum standards for the development of landscape plans for required buffers/screens and interior vehicle use areas**:**

(1) A minimum 25-foot buffer strip shall be required between incompatible uses, where the proposed use is a more intense use than the adjacent use. No travelways, parking areas, structures or storage of material shall be allowed within the buffer strip.

(2) A minimum 10 foot buffer strip shall be required around the perimeter of each lot.

(3) All buffer yards as required within the overlay district shall be planted to the following minimums. The quantities listed are to be an average of each entire buffer yard as required.

b. For screening of parking or vehicle use areas adjacent to any right-of-way, all areas shall be planted at the minimum average rate of one shade tree and 12 shrubs for each 400 square feet of buffer provided. Smaller ornamental trees may be used in place of the shade tree at a ratio of three ornamental trees for each shade tree for up to one-half the required shade trees. One-half of all shrub material shall be of an evergreen species. Shade trees planted to comply with this section shall also be counted towards the required street tree planting as stated in other sections of this overlay district. All plants shall come from the Master Plant list with exceptions being allowed only in writing from the City-County Planning Commission.

c. For interior parking lot landscaping, a minimum of five percent of the area parking or vehicle use area must be used for landscaping. The minimum contiguous area to be counted towards the requirements shall be 75 square feet. All landscape islands shall have a minimum width of six feet in any direction. The maximum distance between landscape islands shall be 120 feet as measured from face of curb. A minimum of one tree shall be planted within in each island. Landscape areas within 10 feet of a building shall be considered foundation planting and not be counted towards the minimum requirements of this article.

d. For screening of parking or vehicle use areas adjacent to a common property line, and buffers between incompatible land uses, all areas shall be planted at a rate of one shade tree, two evergreen trees and 10 shrubs for each 400 square feet of buffer provided. Smaller ornamental trees may be used in place of the shade trees at a ratio of three ornamental trees for each shade tree for up to one-half the required shade trees.

e. All other buffer yards shall contain landscaping planted at a rate of three deciduous shade trees and two evergreen trees per 100 linear feet of screening, or two deciduous shade trees and 20 shrubs (minimum half evergreen) per 100 linear feet of screening.

e. The minimum size at planting of required plants shall be as noted:

TYPE	Min. Size
Shade and ornamental trees	1-3/4" caliper
Evergreens	6' height
Shrub material	18-24" height

f. All plants material to be installed as required shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under State regulations. All plants must be maintained in a healthy manner and replaced during the next appropriate planting season. All dead plant material shall be removed within 45 days. Plant material placement shall comply with all sight distance requirements.

g. In instances where a masonry or board on board fence is to be provided, the required shrub and evergreen planting requirements may be reduced by 50 percent. Shade trees shall still be required at the rates as above.

h. For sites that contain less than 50 parking spaces, landscape plans shall be prepared for all site development within the overlay district and may be submitted by either an architect, landscape architect, engineer or surveyor, licensed to practice their profession in the State of Kentucky, or a Kentucky certified nurserymen. For sites with over 50 parking spaces the plan must be submitted by a landscape architect licensed to practice in the State of Kentucky.

i. All submitted landscape plans shall include the following: Plan drawn to scale with all easements shown and labeled, building footprint, parking, travelways, topography at a minimum of two-foot contours, plant schedule including botanic and common names, size, quantity and condition, and the seal and signature of the person submitting the landscape plan. A minimum of four copies shall be required to be submitted, additional copies may be requested by the Design Review Board.

j. The planting provisions of this section may be varied or reduced if the proposed plan provides for unique and innovative landscaping treatment or physical features that, in the opinion of the Design Review Board, meet the intent and purpose of this section. In no case shall the buffer width be reduced when adjacent to the interstate or Kentucky 234. Existing vegetation may be used to satisfy the requirements of this section only when the existing vegetation is on the lot under review. The submission of an existing vegetation/tree preservation plan to the City-County Landscape Architect and the Design Review Board for review shall be required.

3. **Off-Street Parking and Loading.** The number, size and design of all parking spaces, internal access ways and loading spaces for all land uses (other than single family detached) within the designated overlay district shall comply with the following requirements listed below:

a. All parking shall be off-street in paved, landscaped parking areas.

b. Off-street loading or service areas shall not face a public right-of-way and shall be at least 30 feet from any right-of-way. Any loading or service area adjacent to residential property shall be screened with a masonry or wood fence, and the required landscape buffer planting.

c. All non-residential buildings less than 10,000 sq. ft. shall be required to have at least one service or loading/unloading space measuring a minimum of 12 feet by 24 feet. All non-residential buildings of more than 10,000 sq. ft. will be required to have a minimum of two service or loading spaces.

d. Within the bounds of this Overlay District, this Ordinance shall strictly comply with the access limitations of the Kentucky Transportation Cabinet for KY 234. These limitations are as follows:

(1) KY 234 is a fully controlled access facility from the intersection of KY 234 and Briteway Drive to the intersection of KY 234 with KY 2158 (Cumberland Trace). Within these limits, access to KY 234 is limited to the intersection of KY 234 with KY 880/Ewing Ford Road, the intersection of KY 234 with I-65 Southbound Ramps, and the intersection of KY 234 with I-65 Northbound Ramps.

(2) KY 234 is an "access by permit" facility from the intersection of KY 234 with KY 2158 (Cumberland Trace) to the end of the KY 234 construction project at a point west of the bridge over Drakes Creek. Within these limits, access to KY 234 is granted through the commercial/ residential entrance permit process under the jurisdiction of the Kentucky Transportation Cabinet.

e. In office and commercial/retail developments, at least 50 percent of the required parking shall be to the rear of the front building face.

f. Parking setbacks shall conform to the following standards:

(1) When adjacent to compatible uses, the parking setback shall be 10 feet from the property line.

(2) When adjacent to incompatible uses, the parking setback shall be 25 feet.

(3) When adjacent to a public right-of-way or public access easement, the parking setback shall be 10 feet from the right-of-way.

g. Traffic circulation in office, commercial, and multi-family developments should be designed so as to direct traffic away from single family residential streets.

h. Joint driveways in commercial and office districts are desirable whenever possible in order to minimize the number of access points to streets.

4. **Lighting.** Adequate outside lighting shall be provided to ensure safe movement of persons and vehicles and for security purposes. At the same time, such lighting shall be directed downward and arranged so as to minimize glare and reflection on adjacent residential properties and public streets. The Design Review Board may require the submission of a lighting plan by a qualified professional engineer to ensure that the illumination of outside lighting as designed and installed conforms to the requirements outlined in section 4.6.8.I.1. All freestanding light poles and fixtures shall be black or dark bronze in appearance. Suggested lighting styles are as follows:

a. Teardrop with optic cutoffs
b. Lantern with prizmatic fixtures
c. Bollards for pedestrian access.

5. **Fence Material.** All proposed fences within the Overlay District (except for single family residential and agricultural lots, or if exempted in Section 3.19.1B) must be reviewed and approved by the Design Review Board prior to the issuance of a building permit. Acceptable fence material shall be wood, masonry, stone, vinyl/PVC, tubular steel or aluminum, agricultural fence (for agricultural purposes) and decorative wrought iron. All chain-link fences are prohibited within the Overlay District (except on existing individual single family residential lots). Coated chain-link fences (black or green in color) may be permitted for maintenance and/or drainage areas, so long as such fencing is not readily visible from public right-of-way. All fences shall be at least four feet in height and not higher than eight feet in height. Suggested fence styles are as follows:

    a. 4-rail plank
    b. Masonry columns with wood panels
    c. Decorative masonry
    d. Random-faced stone
    e. Decorative metal
    f. Agricultural fence for agricultural purposes only.

6. **Signs.** The visual transfer of business advertising and other public information through the use of external signs in this zoning district shall comply with the following sign requirements. All signs, excluding motor vehicle control signs and signs as outlined in Section 3.19.1 of this ordinance, must be approved by the Design Review Board and shall conform to the following uniform sign standards:

    a. Materials, colors, and shades of proposed signs shall be compatible with the related buildings on the property and must be approved by the Design Review Board. All completed signs must have a high quality professional appearance. Sign materials shall be limited to high quality construction materials such as:

        (1) Stone, brick, or decorative block
        (2) Finished wood (painted or stained)
        (3) Finished metal
        (4) High quality plastic

    b. Signage shall be limited to one (1) freestanding sign per property. One (1) wall sign for each building is also permitted. In cases where there are multiple tenants, each tenant within the property shall be allowed one wall sign on the front building facade.

    c. Freestanding signs shall be ground-mounted, monument style with proper landscaping and be set back from the road sight triangle as to prohibit obstruction of view.

    d. Freestanding signs shall not exceed 8 feet in total height and 75 square feet per side, and shall be located in a manner that will not create a traffic hazard. The height of a sign shall be computed as the distance from the base of the sign at a computed grade to the top of the highest attached component of the sign (including the sign face, sign structure, or any other appurtenance). The computed grade shall be the elevation of the ground prior to disturbance where the sign is to be located. Dirt mounding shall count toward the overall height of the sign.

e. External lighting of monument signs shall be concealed and ground-mounted. Alternate forms of external illumination may be considered by the board on a case-by-case basis.

f. Freestanding pole signs (excluding flag poles) are prohibited. Maximum number of flag poles per site shall be three (3) with a maximum pole height of 40 feet, with the maximum area of each flag not to exceed 50 square feet. Only government, or other official designated flags of an institution or business are allowed.

g. Campus-Style signage, as defined in Section 4.6.8.F.10 of this ordinance, may be permitted, at the discretion of the Urban Growth Design Review Board.

h. Wall signs, including informational, directional, window and awning lettering, are permitted on a limited basis within the Overlay District. All wall signs shall not extend beyond the roof line. The lighting of wall-mounted signs shall be mounted on the building. The limitations for each street frontage are as follows:

   (1) Wall signs for buildings or tenants having less than 2,500 square feet of gross leasable area shall not exceed 25 square feet in total.

   (2) Wall signs for buildings or tenants having more than 2,500 square feet, but less than 7,500 sq. ft. shall not exceed 40 square feet in total.

   (3) Wall signs for buildings or tenants having more than 7,500 square feet shall not exceed 100 square feet in total.

i. Internally-lit single frame (or box) signs containing a logo or trademark are permitted on a limited basis within the Overlay District. These limitations are listed below:

   (1) Freestanding internally-lit signs shall not exceed 12 square feet and shall be considered as part of the allowable sign as outlined in this Section.

   (2) Internally-lit wall signs shall not exceed 20 square feet, and shall be considered as part of the allowable sign area outlined in this Section.

j. Wall mounted internally-lit individual letters are permitted on a limited basis within the Overlay District and shall be considered part of the allowable wall sign area outlined in 4.9.2.D.6.i., above. These additional limitations are listed below:

   (1) Buildings or tenants having less than 2,500 square feet of gross leasable area shall not exceed 25 square feet of total outlined sign area. No letters shall exceed 24 inches in height or width.

   (2) Buildings and tenants having more than 2,500 gross leasable area (GLA) but less than 7,500 GLA shall not exceed 40 square feet of total outlined sign area. No letters shall exceed 30 inches in height or width.

(3) Buildings and tenants having more than 7,500 GLA shall not exceed 75 square feet of total outlined sign area. No letters shall exceed 36 inches in height or width.

k. Illumination of signs shall be directed away from all traffic and from all adjoining residential areas. The intensity of the light shall not exceed 1.5 footcandles at any point on the sign face.

l. Vending machines must be contained inside the principal building and shall not be allowed in direct view from the parking or right-of-way areas.

m. Billboards, portable signs and temporary signs containing commercial speech shall be prohibited. Flashing signs and roof mounted signs shall be prohibited. Electronic Message Display (EMD) Signs are prohibited.

n. All signage shall be subject to the sign regulations outlined in the Zoning Ordinance/Resolution for Warren County or any amendments thereto. In instances where the two ordinances do not agree, the more restrictive of the two shall apply.

7. **Traffic Design**

a. All internal streets, drives, travelways, sidewalks/trails, parking and loading areas shall be designed for safe and efficient movement of vehicles and pedestrians. Projects to be developed within the Overlay District and contiguous to the Greenbelt shall be required to provide direct pedestrian access, separate from any vehicle entry, to the Greenbelt trail. Developments that are not contiguous to the Greenbelt trail shall provide either a sidewalk or trail that will allow for the movement of pedestrians to the Greenbelt trail, separate from the street system. If the trail or sidewalk is located on the site being developed between any parking or travelway and a property line, the trail or sidewalk shall be in addition to the required landscape buffer. All development shall allow for inter-parcel access of vehicles (two-way travelway) and pedestrians (via sidewalk or trail) to adjacent property. Inter-parcel access points shall be located behind the front building setback line.

b. **Design Standards.** All streets, drives, and parking and loading areas shall be a minimum of 24 feet in width for two-way traffic, and 12 feet for one-way traffic. The maximum slope shall not exceed six percent in any direction. All streets, drives, and travelways above grade shall be constructed with curb and gutter. The perimeter parking lots and internal islands shall have extruded curbs. Intersections shall be at 90 degrees. With the exception of designated passenger drop-off areas and loading and unloading spaces, the minimum distance from any travelway or parking space to a building shall be 10 feet. For all pedestrian circulation, the minimum sidewalk shall be five feet in width and the any asphalt trail shall be at least 10 feet in width. The maximum slope shall not exceed six percent and shall comply with all rules within the Americans with Disabilities Act (ADA).

8. All electric, telephone, cable and similar service lines and other wiring shall be installed underground, and there shall be no new overhead wiring in any development.

9. **Exterior Treatment.** Any proposed land use or development approved by the Design Review Board shall be designed and constructed of materials so as to be architecturally compatible with the architectural character of the general area.
    a. All building exteriors shall be finished with one or more of the following materials:
        (1) architectural masonry units, including brick, decorative concrete masonry units, and special surface units (plain-laid concrete or cinder block will not be allowed). At least 20% of each façade shall be of masonry product. Split-faced block shall not exceed 10% of any façade visible from a public right-of-way;
        (2) natural stone;
        (3) precast and poured-in-place concrete; EIFS or Dryvit (not to exceed 50% of the total exterior)with approval of surface treatment;
        (4) glass, glass curtain, glass surface units;
        (5) wood clapboard, trim;
        (6) Fiber cement siding or engineered wood siding;
        (7) Architectural Metal Panel (this material should utilize concealed fastener application and shall not exceed 75% of any building façade). Corrugated and Ribbed metal panels are prohibited, unless approved by the board.
        (7) The use of vinyl shall be limited to only fascia, soffit, and other minor trim uses within the district. The Design Review Board (DRB) may approve the use of alternative building materials, if compatible with the adjoining properties.
    b. Finished materials shall extend around all sides of the building, which shall include gas canopies.
    c. No more than two principal colors shall be used on the building face. Accent or secondary colors shall be limited to a maximum of three additional colors and shall not cover more than 10 percent of the total building face. Use of bright or garish colors as the dominant color for the wall or roof surfaces is prohibited.
    d. All non-single family residential buildings located along KY 234 shall be designed in such a way as to appear to face the highway, regardless of the location of the driveway access and parking. All building walls facing KY 234 shall have windows, doors, or other articulated openings representing a minimum of 20 percent of the surface areas of said wall. Building components such as windows, doors, eaves, and parapet walls should have good proportion and relationship to one another. All building walls facing any other right-of-way shall have some form of articulated relief (minimum 24" offset) or change in direction, every 30 feet.
    e. Roof-mounted utilities and mechanical equipment should be screened from view by roof design, parapet walls, fencing, or other screening method to a height equal to or greater than the height of the equipment.

10. **Solid Waste.**
    a. Solid waste storage and disposal areas shall be screened from public view.
    b. Solid waste storage and disposal areas shall be enclosed in an eight (8) foot high solid structure, of the same material as that of the principal building.

11. **Screening of Equipment and Outside Storage.** Ground and roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from ground-level public view. Alternate screening materials, such as a decorative vinyl opaque wrap, may be substituted and approved at the discretion of the Board.

12. **Redevelopment of Existing Site.** It is recognized that certain nonresidential properties in the overlay district were developed prior to incorporation and/or adoption of technical and development standards for the district. When an existing nonresidential site is redeveloped, the site shall be brought into conformance with the technical and development standards of this division to the greatest extent feasible or possible as determined by the Design Review Board. For the purposes of this section, redevelopment shall include any proposed expansion, addition, or facade change to an existing building, structure, or parking facility. All new signage shall conform to the requirements of Section 4.9.3.E.6, (Signs).

F. Development Standards - Lovers Lane (KY 880) Overlay District.

Buildings should reflect an individual design that has considered site location, conditions, and surrounding development. For all developments within the overlay district, other than single-family detached residential or agriculture, the following technical standards shall apply:

1. **General Development Standards.** All building setbacks are measured from the right-of-way.

   a. Minimum required lot size on sanitary sewer shall be one-half acre.

   b. Minimum required front building setback abutting a local street shall be 25 feet.

   c. Minimum required rear building setback shall be 10 feet.

   d. Minimum required side building setback (not on corner lot) shall be 20 feet.

   e. Minimum side building setbacks for corner lots abutting a local street shall be 20 feet.

   f. Minimum front building setbacks abutting Lovers Lane (KY880) shall be 50 feet.

   g. Minimum front, side and rear building setbacks abutting an existing single family residential district shall be 50 feet.

   h. Minimum building setbacks abutting Interstate 65 shall be 50 feet.

   i. A portion of the Airport Overlay District is within this Urban Growth Overlay District. The Airport Overlay District outlines the area within proximity of the Bowling Green-Warren County Airport that is under the jurisdiction of the Kentucky Airport Zoning Commission (KAZC) (see Exhibit F in Appendix A). The underlying zoning restrictions, including height requirements, is governed by this ordinance; however, there may be additional restrictions on development in this area placed by the KAZC.

j. Maximum usable lot area.

(1) The maximum surface land area of the building shall not exceed 50 percent of the total lot area. Parking areas, open courts and other open space uses shall not be included in building area. This standard shall not apply to any single family use.

(2) For all uses permitted within this overlay district, no more than 75 percent of the total surface land area of the lot shall be improved with buildings, structures, parking and loading areas, streets, driveways or roadways.

k. Green space area.

(1) All sites shall be developed with not less than 25 percent of the total area with green space. Green space shall be landscaped with trees, green shrubbery, grass and/or other plantings exclusive of any plantings or landscaping treatment in parking lot islands measuring less than 200 square feet. Such green space shall be located on the site to provide the maximum visibility of the green space to surrounding properties and public streets. No more than 50 percent of the required green space may be located within drainage facilities.

2. **Landscape Buffer Standards.** All adjoining non-residential property located within the Overlay District shall be required to provide a landscape plan. Also, in locations where property zoned non-residential and residential are adjacent (either immediately adjacent to or across a public right-of-way), a landscape plan will be required with the development of either site. This shall not apply to the development of one and two family homes. When a site development plan is submitted for the review and consideration of the Design Review Board, special care shall be taken to minimize the effects on the adjacent residential area.

a. The following shall be considered minimum standards for the development of landscape plans for required buffers/screens and interior vehicle use areas:

(1) A minimum 25-foot buffer strip shall be required between incompatible uses, where the proposed use is a more intense use than the adjacent use. No travelways, vehicle use areas (VUA), outdoor display areas, structures or storage of material shall be allowed within the buffer strip.

(2) A minimum 20 foot buffer strip shall be required along KY 880 (Lovers Lane).

(3) A minimum 10 foot buffer strip shall be required around the perimeter of each lot.

(4) All vehicle use areas (VUA) shall be required to provide a minimum of five percent (5%) of the interior of the VUA in landscape islands, as defined in Article 4.6.8.D. of this ordinance.

(5) All allowable outdoor display areas shall comply with the buffer width requirements, as described above, and be setback a minimum of twenty (20) feet from any right-of-way. Screening of any outdoor display area(s) from a common property line or right-of-way shall be planted to the minimum buffer requirements for incompatible land uses as outlined in Article 4.6.8.D of this ordinance.

(6) All buffer yards as required within the overlay district shall be planted according to the requirements listed in 4.6.8 D. In the absence of a screening requirement for a vehicle use area or incompatible use, all other buffer yards shall contain landscaping planted at a rate of three deciduous shade trees and two evergreen trees per 100 linear feet of screening, or two deciduous shade trees and 20 shrubs (minimum half evergreen) per 100 linear feet of screening.

3. **Access Limitations.**

   a. Within the bounds of this Overlay District, this Ordinance shall strictly comply with the access limitations of the Kentucky Transportation Cabinet for KY 880. In addition, the following access requirements along the Lovers Lane are as follows:

      (1) KY 880 is an "access by permit" facility and access shall comply with the City of Bowling Green's adopted Traffic Access Management Guidelines.

   b. Joint driveways in commercial and office districts are desirable whenever possible in order to minimize the number of access points to streets.

4. **Lighting.** Adequate outside lighting shall be provided to ensure safe movement of persons and vehicles and for security purposes. At the same time, such lighting shall be directed downward and arranged so as to minimize glare and reflection on adjacent residential properties and public streets. The Design Review Board may require the submission of a lighting plan by a qualified professional engineer to ensure that the illumination of outside lighting as designed and installed conforms to the requirements outlined in section 4.6.8.I.1. All freestanding light poles and fixtures shall be black or dark bronze in appearance. Suggested lighting styles are as follows:

   a. Teardrop with optic cutoffs;
   b. Lantern with prizmatic fixtures;
   c. Bollards for pedestrian access.

5. **Fence Material.** All proposed fences within the Overlay District (except for single family residential and agricultural lots, or if exempted in Section 3.19.1B) must be reviewed and approved by the Design Review Board prior to the issuance of a building permit. Acceptable fence material shall be wood, masonry, stone, vinyl/PVC, tubular steel or aluminum, agricultural fence (for agricultural purposes) and decorative wrought iron. All chain-link fences are prohibited within the Overlay District (except on existing individual single family residential lots). Coated chain-link fences (black or green in color) may be permitted for maintenance and/or drainage areas, so long as such fencing is not readily visible from public right-of-way. All fences shall be at least four feet in height and not higher than eight feet in height. Suggested fence styles are as follows:

   a. 4-rail plank
   b. Masonry columns with wood panels
   c. Decorative masonry
   d. Random-faced stone
   e. Decorative metal
   f. Agricultural fence for agricultural purposes only.

6. **Signs.** The visual transfer of business advertising and other public information through the use of external signs in this zoning district shall comply with the

following sign requirements. All signs, excluding traffic signs and signs as outlined in Section 3.19.1 of this ordinance, must be approved by the Design Review Board and shall conform to the following uniform sign standards:

a. Materials, colors, and shades of proposed signs shall be compatible with the related buildings on the property and must be approved by the Design Review Board. All completed signs must have a high quality professional appearance. Sign materials shall be limited to high quality construction materials such as:

   (1) Stone, brick, or decorative block
   (2) Finished wood (painted or stained)
   (3) Finished metal
   (4) High quality plastic

b. Signage shall be limited to one (1) freestanding sign per property. One (1) wall sign for each building is also permitted. In cases where there are multiple tenants, each tenant within the building shall be allowed one wall sign on the façade containing their primary public entrance. Informational, directional, or additional wall signs may be allowed at the discretion of the Urban Growth Design Review Board. Additional wall signage promoting the public health, safety or welfare may be permitted by staff, as long as such signage is for informational purposes only, and such signage contains no commercial reference. A maximum of one such sign is permitted per façade. All signage is subject to the total square footage maximums outlined in subsection e of this section.

c. Freestanding signs shall be ground-mounted, monument style with proper landscaping and be set back from the road sight triangle as to prohibit obstruction of view.

d. Freestanding signs shall not exceed 8 feet in total height and 75 square feet per side, and shall be located in a manner that will not create a traffic hazard. The height of a sign shall be computed as the distance from the base of the sign at a computed grade to the top of the highest attached component of the sign (including the sign face, sign structure, or any other appurtenance). The computed grade shall be the elevation of the ground prior to disturbance where the sign is to be located. Dirt mounding shall count toward the overall height of the sign.

e. All wall signs shall not exceed a maximum area of 100 sf or 10% of each facade, which-ever is greater.

f. External lighting of monument signs shall be concealed and ground-mounted. Alternate forms of external illumination may be considered by the board on a case-by-case basis.

g. Freestanding pole signs (excluding flag poles) are prohibited. Maximum number of flag poles per site shall be three (3) with a maximum pole height of 40 feet, with the maximum area of each flag not to exceed 50 square feet. Only government, or other official designated flags of an institution or business are allowed.

h. Campus-Style signage, as defined in Section 4.6.8.F.10 of this ordinance, may be permitted, at the discretion of the Urban Growth Design Review Board.

i. Illumination of signs shall be directed away from all traffic and from all adjoining residential areas. The intensity of the light shall not exceed 1.5 footcandles at any point on the sign face.

j. Billboards, portable signs and temporary signs containing commercial speech shall be prohibited. Flashing signs and roof mounted signs shall be prohibited. Electronic Message Display (EMD) Signs are prohibited.

k. All signage shall be subject to the sign regulations outlined in the Zoning Ordinance/Resolution for Warren County or any amendments thereto. In instances where the two ordinances do not agree, the more restrictive of the two shall apply.

7. **Traffic Design.** All internal streets, drives, travelways, sidewalks/trails, parking and loading areas shall be designed for safe and efficient movement of vehicles and pedestrians. Projects to be developed within the Overlay District and contiguous to the Greenbelt shall be required to provide direct pedestrian access, separate from any vehicle entry, to the Greenbelt trail. Developments that are not contiguous to the Greenbelt trail shall provide either a sidewalk or trail that will allow for the movement of pedestrians to the Greenbelt trail, separate from the street system. All development shall allow for inter-parcel access of vehicles (two-way travelway) and pedestrians (via sidewalk or trail) to adjacent property. Inter-parcel access points shall be located behind the front building setback line.

8. All electric, telephone, cable and similar service lines and other wiring shall be installed underground, and there shall be no new overhead wiring in any development.

9. **Exterior Treatment.** Any proposed land use or development approved by the Design Review Board shall be designed and constructed of materials so as to be architecturally compatible with the architectural character of the general area.

   a. All building exteriors shall be finished with one or more of the following materials.

      (1) architectural masonry units, including brick, decorative concrete masonry units, and special surface units (plain-laid concrete or cinder block will not be allowed), At least 20% of each façade shall be of masonry product. Split-faced block shall not exceed 10% of any façade visible from a public right-of-way;

      (2) natural stone;

      (3) precast and poured-in-place concrete; EFIS or Dryvit (not to exceed 50% of the total exterior) with approval of surface treatment;

      (4) glass, glass curtain, glass surface units;

      (5) wood clapboard, trim;

      (6) Fiber cement siding or engineered wood siding;

      (7) Architectural Metal Panel (this material should utilize concealed fastener application and shall not exceed 75% of any building façade). Corrugated and Ribbed metal panels are prohibited, unless approved by the board.

      (8) The use of vinyl shall be limited to only fascia, soffit, and other minor trim uses within the district. The Design Review Board (DRB) may

approve the use of alternative building materials if compatible with the adjoining properties.

b. Finished materials shall extend around all sides of the building, which shall include gas canopies.

c. All non-single family residential buildings located along KY 880 shall be designed in such a way as to appear to face the roadway, regardless of the location of the driveway access and parking. All building walls facing any other rights-of-way shall have some form of articulated relief (minimum 24" offset) or change in direction, every 30 feet.

d. Roof-mounted utilities and mechanical equipment should be screened from view by roof design, parapet walls, fencing, or other screening method to a height equal to or greater than the height of the equipment.

10. **Screening of Equipment and Outside Storage.** Ground and roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from ground-level public view. Alternate screening materials, such as a decorative opaque vinyl wrap, may be substituted and approved at the discretion of the Board.

11. **Redevelopment of Existing Site.** It is recognized that certain nonresidential properties in the overlay district were developed prior to incorporation and/or adoption of technical and development standards for the district. When an existing nonresidential site is redeveloped as defined in Article 6, the site shall be brought into conformance with the technical and development standards of this district to the greatest extent feasible or possible as determined by the Design Review Board. All new signage shall conform to the requirements of Section 4.9.3.F.6 (Signs).

4.9.4 Historic Overlay District

A. Purpose and Intent.

1. To maintain and preserve the unique historic and architectural characteristics of areas and buildings having special or distinctive features or having special historic, architectural, aesthetic or cultural interest and value to the community, state and nation.

2. To establish standards to review the rehabilitation of existing structures and new construction to ensure that it is compatible with the character of the historic district and discourage growth or alterations that will negatively impact the historic character of the districts.
3. To protect historic buildings and districts in Warren County in order to maintain one of the county's principal economic development and heritage tourism resources.

4. To enhance the appeal of Bowling Green and Warren County's historic neighborhoods as distinctive areas and to enhance property values within these Districts.

5. To encourage and promote the public health, safety and general welfare of the citizens of Bowling Green and Warren County by ensuring that changes in the designated districts enhance the historic qualities that are enjoyed by all members of the community and which makes the area a special place in which to live and work.

B. Description of the Area. The following are hereby designated as part of the Historic Overlay District requiring review from the Historic Preservation Board:

1. Local Historic Districts, Local Historic Sites (HD) or Local Historic Conservation Districts (HC) (See Exhibit G1 in Appendix A).

C. Permitted Uses. Except as prohibited in item D below, uses permitted in each zoning district are those uses permitted in the underlying zoning district as enumerated in the Use Table in Sec. 5.1. This table employs broad use categories containing a variety of similar uses for each Zoning District. The use categories are described in Sec. 5.2, Use Categories, and Appendix B, which lists examples of uses (showing which use categories they fall into).

D. Prohibited Uses. The following uses are expressly prohibited in the following areas of the Historic Overlay District:

College Hill, Chestnut Dodd and Upper East Main Local Historic Districts

1. Adult Entertainment Establishments;
2. Multi-Family Residential greater than six (6) units;
3. Eating Establishments with Drive-Thru and Bars/Lounges;
4. Sale of Medical Cannabis
5. TV and Radio Studios;
6. Hotels, Motels, Extended Stay Facilities and RV Parks;
7. Commercial Parking;
8. Game Arcades, Pool Halls, Dance Halls, Indoor Firing Ranges, Health Clubs, & Gyms;
9. Active Outdoor Recreation and Entertainment (unless a conditional use permit is granted for such use by the Board of Adjustments), Passive Outdoor Recreation and Entertainment, Sportsmen's Farms, and Campgrounds;
10. Animal Hospitals and Kennels;
11. Retail Over 4,000 SF, Planned Shopping Centers up to 30,000 SF, Vehicle Sales and Retail with Drive-Thru or Pickup Window;
12. Vehicle Repair, Fuel Stations or Sales and Other Limited Vehicle Service
13. Telecommunications Support Structure and Attached Telecommunications Facility;

Downtown Commercial Local Historic District

1. Adult Entertainment Establishments;
2. Eating Establishments with Drive-Thru
3. Sale of Medical Cannabis
4. Fuel Stations or Sales and Other Limited Vehicle Service
5. Telecommunications Support Structure and Attached Telecommunications Facility;

E. Historic Overlay Standards, Secretary of the Interior's Standards and Guidelines for the Rehabilitation of Historic Properties. The Historic Overlay shall include Historic Overlay Standards adopted as outlined in Section 3.14.3 and may also incorporate other Local Standards (see Appendix A, Exhibit G2), the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties as applicable, as well as other Secretary of the Interior's guidelines.

F. Redevelopment of Existing Site. It is recognized that certain properties in the Historic Overlay District were developed prior to incorporation and/or adoption of technical and development standards for the district. When an existing site is redeveloped as defined in Article 6, the site shall be brought into conformance with the technical and development standards of this district to the greatest extent feasible or possible.

G. Development Standards – College Hill, Chestnut Dodd and Upper East Main Local Historic Districts. Buildings should reflect an individual design that has considered the architectural and historical character of surrounding development. For all developments within the overlay district, the following technical standards shall apply:

1. **Fences** (Location, height, style, material). All proposed fences within the Historic Overlay District must obtain a COA from the Historic Preservation Board or staff prior to the issuance of a building permit and must be appropriate and compatible with the historic character of the subject property.

    a. Acceptable visible fence material shall be wood, brick, stone, or wrought or cast iron and must be appropriate and compatible with the architectural style and period of the associated building. Aluminum fences may be permitted in rear yards in a style appropriate for the associated building.

    b. Wood privacy fences and solid wall fences of wood or brick may be built to a height of six feet on interior side and rear property lines. Such fences shall be set back so that they are closer to the rear plane of the house than the front plane of the house.

    c. Fences in front yards must be of a style that is compatible and appropriate for the style of the house and street and must be of a maximum height of four feet. (A list of appropriate fences styles, material is included in the design guidelines.)

    d. New retaining walls should be of BRICK or STONE and not of poured concrete, concrete block, rusticated concrete block or railroad ties.

    e. Split rail fences and all chain-link fences are prohibited within the Historic Overlay District.

2. **Signs.** The visual transfer of business advertising and other public information through the use of external signs in this Historic Overlay District shall comply with the following sign requirements. Materials, colors, and shades of proposed signs shall be compatible with the related buildings on the property and must be approved by the Historic Preservation Board. All completed signs must have a high quality professional appearance. Sign materials shall be limited to high quality construction materials. All signs are required to obtain a Certificate of Appropriateness and sign permit.

    a. The following type signs are the most appropriate in a residential setting: freestanding sign in the yard, a plaque style sign by the front entrance, a hanging sign that hangs from the porch fascia board or a sign painted on a glass entrance or a window. Signs should not obscure important architectural elements, such as a gable field or brackets.

    b. General. New signage should be compatible in material, size, color, scale and design with the building and district. Signs that are over-scaled or inappropriate include roof-top signs, awnings, signs that flash or move, holographic, and billboards. Back-lit, internally-lit, neon, and led signs may be considered on a case-by-case basis, but must receive approval from the Historic Preservation Board.

c. Materials. Materials such as wood, metal, fiberglass, finished, carved or sandblasted wood, goldleaf or a material that is compatible with the historic district or building are most appropriate.

d. Size. Freestanding signs should be no taller than four feet (4') or wider than eight feet (8'). Hanging signs should be proportionate to the space but generally no taller than two feet (2') or wider than three feet (3'). Plaque style signs should be sized appropriately for the house.

e. Colors. Signs should be limited to no more than three (3) colors; however in the case of company colors, they may be used for the company logo, which may or may not be the entire sign. Fluorescent, day-glow, holographic and photo printed letters and backgrounds are discouraged.

f. Design: The design of signs should complement their surrounding and be pedestrian oriented. The sign should be integrated into the architectural design of the building and should not dominate the façade or interfere with adjacent buildings.

g. The number of graphic elements shall be held to the minimum needed to convey the sign's major message, generally the name of the business and any identifying logo or symbol.

h. Traditional fonts, painted, silk screened, gilded or vinyl lettering on glass is appropriate.

i. Lighting. Light signs in a manner compatible with the historic character and pedestrian scale of the district with concealed or incandescent lighting. Bare spot lights, plastic box signs or high-wattage metal halide lights are discouraged.

j. Hardware. Mounting methods should be simple in design and should not damage the historic building.

3. **Driveways & Parking Areas.**

a. Parking in front yards is discouraged.

b. New parking areas are to be no larger than six spaces and are to be screened. Larger parking areas may be approved by the Historic Preservation Board for commercial businesses, but are generally discouraged.

c. Rear yards should not be significantly altered for parking. Existing topography and vegetation should be retained as much as possible.

d. If parking is located in the rear yard, it is recommended that privacy fencing be installed to screen the parking.

e. Driveways shall be located to the side of the house with garages and carports in the rear.

f. Circular driveways should not be constructed unless they are part of the original landscape configuration.

g. Drives and parking areas shall be paved with asphalt, concrete, brick pavers, pervious material or similar permeable paving material. Asphalt is permitted but not recommended.

h. Where possible, traditional concrete "track" or "strip" driveways should be retained and used for new driveways.

H. Development Standards – Downtown Commercial Local Historic District. Buildings should reflect an individual design that has considered the architectural and historical character of surrounding development. For all developments within the overlay district, the following technical standards shall apply:

1. **Fences.** All proposed fences within the Historic Overlay District must obtain a COA from the Historic Preservation Board or staff.

   a. Acceptable fence material should be wood, masonry, stone, aluminum and wrought iron and must be appropriate and compatible with the architectural style and period of the associated building.

   b. Split rail fences and all chain-link fences are prohibited within the Historic Overlay District.

2. **Signs.** The visual transfer of business advertising and other public information through the use of external signs in this Historic Overlay District shall comply with the following sign requirements. Materials, colors, and shades of proposed signs shall be compatible with the related buildings on the property and must obtain a Certificate of Appropriateness and building permit. All completed signs must have a high quality professional appearance. Sign materials shall be limited to high quality construction materials. The more restrictive of the Historic District Overlay or the underlying district shall apply.

   a. Location: Signs must be located in historically traditional locations, such as storefront beltcourses or on flat surfaces of the building; painted on glass elements or hanging or mounted inside windows or door. Canopy signs shall not project above the roof line nor above the vertical canopy face.

   b. Materials: Signs should be constructed of high quality, historic sign materials such as: wood, finished metal or fiberglass). Molded plastic lettering in an appropriate color and font and with a dull finish is allowed.

   c. Size: Signs should utilize lettering not exceeding 24 inches in height or covering more than 60 percent of the total sign area.

   d. Colors: Signs should coordinate with the overall building colors.

   e. Lighting: Signs should have indirect, soft, muted lighting from an external, shielded lamp. Back-lit, internally-lit, neon, and led signs may be considered on a case-by-case basis, but must receive approval from the Historic Preservation Board.

   f. Hardware: Sign mounting methods should be simple in design and should not damage the historic building.

4.9.5 University District (UD)

A. Purpose. The University District provides for a planned mix of residential dwelling types and other selected uses which are related to and which are located in close proximity to the main campus of Western Kentucky University. Such organizations include, but are not limited to:

1. Dormitories, fraternity/sorority houses, university-affiliated rooming/boarding houses or other residence halls; and

2. Conference centers, student centers, and retreat houses operated by a religious or non-profit organization. (See Exhibit E in Appendix A).

B. Development Standards.

1. **External Appearance.** When such use is located in any residential or public district, the external appearance of the structure shall be in the form and character of a single-family, detached dwelling.

   (1) All new residential structures under the jurisdiction of the University District Review Committee (UDRC) shall have the following minimum architectural requirements:

   (a) Building materials shall consist of at least 75% brick, stone, glass or other modern masonry materials.

   (b) Building materials shall extend to all facades of the structure facing a right-of-way.

   (c) Each residential structure shall have a pitched roof. Roof slope ratio should be a minimum of 3:12 and a maximum of 12:12.

2. **Off-Street Parking.**

   a. One off-street parking spaces shall be provided for each occupant bed, plus one space per each employee and counselor or advisor. The total number of spaces required shall not exceed a maximum number of 20 spaces or result in a greater percentage of lot coverage than is allowed by the district regulations. Additional spaces may be permitted as long as the impervious surface for the total lot area does not exceed that which is allowed by the district regulations.

   b. All parking areas shall be located either to the rear or to the side of the residence. No off-street parking shall be permitted in front yards.

   c. All parking areas shall be paved and constructed so as to direct stormwater runoff to the appropriate drainage facility.

3. **Lot Coverage / Open Space**. Total impervious surface, including buildings and required parking in the University District shall not exceed 65%, in order to provide an adequate amount of usable open space.

4. **Signs**

   a. Identification signs shall be wall-mounted signage, no greater than 12 square feet in area and shall not be internally illuminated.

b. Temporary signs such as: Banners, pennants, posters, flags (excluding government, political subdivision, or other official designated flags of an institution or business), fixed balloons, or similar devices shall be prohibited.

c. All permitted signs shall also comply with all the applicable Sign Development Standards in Section 4.6.8.F.

5. **Fire Suppression Systems**

a. Each new residential structure shall be required to provide a fire suppression system internal to the structure which shall be required to meet the minimum requirements of the National Fire Protection Association (NFPA), Section 13.

4.9.6 Airport Overlay District

The Airport Overlay District outlines the area within proximity of the Bowling Green-Warren County Airport that is under the jurisdiction of the Kentucky Airport Zoning Commission (KAZC) (see Exhibit F in Appendix A). The underlying zoning is governed by this ordinance; however, there may be additional restrictions on development in this area placed by the KAZC. Any person developing property in this area should consult with KAZC in addition to all approvals necessary under this ordinance.

4.9.7 Nutwood/Magnolia Overlay District

A. Purpose and Intent.

1. To protect the integrity of the neighborhood by maintaining and preserving the unique architectural characteristics of the area and buildings having special or distinctive features that add architectural, aesthetic or cultural interest to the neighborhood.

2. To establish standards to review the rehabilitation of existing structures, additions to existing structures and new construction to ensure that it is compatible with the character of the historic district and discourage alterations that will negatively impact the historic character of the neighborhood.

3. To enhance the appeal of this neighborhood as a distinctive area and to enhance property values within this district.

4. To encourage and promote the public health, safety and general welfare of the residents of the neighborhood by ensuring that changes in the district enhance historic qualities that are enjoyed by all members of the area, and which makes the area a special place in which to live.

B. Description of the Area. Please see Appendix A, Exhibit H.

C. Development Standards. The following are minimum requirements for this overlay district. Any proposal that does not comply with the following must require review and approval by the Historic Preservation Board.

1. **Front Yard Setback.** Primary residential structures constructed in this overlay shall be set back from the front property line the same as existing setbacks for neighboring homes on the same block face.

2. **External Appearance**. The external appearance of any residential structure shall be in the form and character of a single-family, detached dwelling**.**

a. Primary residential structures in this district shall have the following minimum architectural requirements:

(1) Overall building height should be within one-half (½) story of the neighboring homes. When no neighboring home exists, then next home on the block face will be used for a reference.

(2) Building materials shall consist of brick, stone, stucco, glass, wood plank siding, engineered wood siding, cement board siding or vinyl siding.

(3) Building foundation materials shall not include visible plain or split-faced block.

(4) Each residential structure shall have a pitched roof. Roof slope ratio shall be similar to the existing roof pitch for neighboring homes on the same block face**.**

(5) New primary residential structures shall incorporate a front porch, front stoop or change in architectural relief along the front facade that complements the character of neighboring homes on the same block face.

(6) Window sizes for primary residential structures shall be similar to the existing window sizes for neighboring homes on the same block face.

b. Accessory apartments in this district shall have the following minimum architectural requirements:

(1) Overall building height shall not exceed the height of the primary residence.

(2) Building materials shall incorporate the same materials utilized for the primary residence.

(3) Building foundation materials shall not include visible plain or split-faced block.

3. **Driveways & Parking Areas.**

a. Parking areas shall be single family in character.

b. Parking is prohibited in front of a residence, unless located directly in front of a front-loaded garage.

c. Circular driveways should not be constructed unless they are part of the original landscape configuration.

d. Where possible, traditional concrete “track” or “strip” driveways should be retained and used for new driveways.

4. **Fences.** Acceptable fence material shall be wood, vinyl, aluminum and wrought iron. Brick, stone and cementitious products, are also allowed. Chain-link fences are only allowed in rear yards. Exposed plain face block is prohibited.

D. Appeal Process. Appeal of any staff determination regarding the architectural characteristics outlined above may be made to the Historic Preservation Board in the form of a certificate of appropriateness application in accordance with Section 3.15 of the zoning ordinance.

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AGRICULTURAL AND RESIDENTIAL DISTRICTS
STANDARDS SUMMARY TABLE

	AG[1] (pg. 4-4)	RR[2] (pg. 4-6)	R-E (pg. 4-6)	RS-1A[3] (pg. 4-6)	RS-1B[3] (pg. 4-6)	RS-1C[3] (pg. 4-6)	RS-1D[3] (pg. 4-6)	MHP[4] (pg. 4-7)	RM-2[3] (pg. 4-22)	RM-3[3] (pg. 4-22)	RM-4[3] (pg. 4-22)
Lot Area (min.)									*sewer only*	*sewer only*	*sewer only*
Public Sewer	5 acres	2 acres	1 acre	12,000 sf	10,000 sf	8,000 sf	5,000 sf	217,800	11,000 sf	8,000 sf for first unit plus 2,000 sf for each add'l unit	5,000 sf
Septic System	5 acres	2 acres	1 acre	N/A	N/A	N/A	N/A	N/A	N/A		N/A
Lot Width (min.)	100 feet	100 feet	100 feet	85 feet	75 feet	60 feet	50 feet[5]	50 feet	75 feet	50 feet	40 feet
Lot Frontage (min.)											
Public Street	40 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet[5]	50 feet	50 feet	50 feet	40 feet
Cul-de-Sac	40 feet	40 feet	40 feet	40 feet	40 feet	32 feet	32 feet	40 feet	40 feet	32 feet	32 feet
Lot Coverage (max.)	25%	30%	30%	50%	60%	70%	75%	N/A	75%	80%	85%
Setbacks (min.)											
Front Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet[5]	50 feet	25 feet	25 feet	25 feet
Side Yard	25 feet	25 feet	10 feet	10 feet	7.5 feet	7.5 feet	5 feet	25 feet	7.5 feet[6]	7.5 feet[6]	5 feet[6]
Rear Yard	25 feet	25 feet	10 feet	10 feet	10 feet	10 feet	10 feet	25 feet	10 feet[6]	10 feet[6]	10 feet[6]
Accessory Structure											
Side Yard	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet
Rear Yard	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet
Fence[7]	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet	0 Feet
Height	N/A	42 feet	42 feet	42 feet	42 feet	42 feet	42 feet	35 feet	42 feet	42 feet	6 stories above grade
Fire Protection Required?	See Section 1.13 for Fire Protection Requirements										
Off-Street Parking Requirement (spaces)	# of Bedrooms / # of Spaces Required[8] 1 / 2 Spaces 2 / 2 Spaces 3 / 3 Spaces 4+ / 4 Spaces									See Section 4.5.4.B	See Section 4.5.4.B

[1] For more information on the Agriculture District see Section 4.3.

[2] The RR (Rural Residential) District is allowed only in the unincorporated areas of Warren County.

[3] For specific standards for twinhomes, townhomes and condominiums, see Section 4.4.6 (RS-1A, B, C and D) and 4.5.5 (RM-2, 3 and 4).

[4] For specific MHP standards, see 4.4.6.G.

[5] For RS-1D development in the area bound by the US 31W Bypass/East Riverview Drive, Kentucky Street and Broadway Avenue/East 12th Avenue, please see section 4.4.6.B.

[6] Please see Section 4.5.4.C.8 for additional setback required adjacent to a single family residential district, structure or use.

[7] Fences must also adhere to the requirements of section 4.3.6 (AG), 4.4.5.E (R-E, RR, RS-1A, B, C & D and MHP) and 4.5.4.F (RM-2, RM-3 and RM-4).

[8] Parking provided within a garage(s) shall count toward the minimum parking requirement.

NON-RESIDENTIAL DISTRICTS
STANDARDS SUMMARY TABLE

	NB (pg. 4-31)	GB (pg. 4-31)	CB (pg. 4-31)	HB (pg. 4-31)	OP-R (pg. 4-31)	OP-C (pg. 4-31)	P (pg. 4-31)	LI (pg. 4-55)	HI (pg. 4-55)
Lot Area (min.)									
Public Sewer	5,000 sf	5,000 sf	None	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf
Septic System[1]	43,560 sf	43,560 sf	N/A	43,560 sf	43,560 sf	43,560 sf	43,560 sf	1 Acre	1 Acre
Lot Width (min.)	50 feet	50 feet	None	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Lot Frontage (min.)	50 feet	50 feet	None	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Lot Coverage (max.)	70%	80%	100%	90%	50%	80%	90%	90%	90%
Setbacks									
Front Yard	25 feet	25 feet	0 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Side Yard [2]	10 feet	5 feet	0 feet	5 feet	10 feet	0 feet	0 feet	5 feet	5 feet
Rear Yard[2]	25 feet	5 feet	0 feet	5 feet	25 feet	0 feet	0 feet	5 feet	5 feet
Accessory	5 feet	5 feet	0 feet	5 feet	5 feet	0 feet	0 feet	5 feet	5 feet
Fence[3]	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet	0 feet
Height (max.)	42 feet	42 feet	None[4]	None	42 feet	None	None	100 feet	100 feet
Building Size (max.) *	4,000 sf	10,000 sf	N/A	N/A	4,000 sf	N/A	N/A	N/A	N/A
Min. Fire Flow Required	See Section 1.13 for Fire Protection Requirements								
Off-Street Parking	See Section 4.6.8.E							See Section 4.7.3.E	
Landscaping Required	See Section 4.6.8.D for landscaping standards.								
Residential Uses Allowed?	See Section 4.6.8.K.1								

[1] For commercial and industrial uses utilizing on-site septic systems, please see Section 1.12.2.A.
[2] For additional setbacks adjacent to an incompatible use, district or structure, please see Sections 4.6.8.C (NB, GB, CB, HB, OP-R, OP-C and P) and 4.7.3.C (LI and HI).
[3] Fences must also adhere to the minimum requirements of Section 4.6.8.K (NB, GB, CB, HB, OP-R, OP-C and P) and 4.7.J.3 (LI and HI)
[4] The maximum building height for areas outside the City of Bowling Green is 3 stories.

SIGN STANDARDS SUMMARY TABLE

Signage in all districts shall comply with all applicable requirements in Section 4.6.8.F unless otherwise specified in other text of the Zoning Ordinance.

	AG	RR, RE, RS	RM	NB	GB, HB	LI, HI	CB	OP-R	OP-C, P	PUD	UG Overlay	UD Overlay
Freestanding Signs Allowed?	Yes[1]	Yes[1]	Yes[1]	Yes	Yes[2]	Yes[2]	Yes[2]	Yes	Yes	Per Approved Development Plan	Yes	No
Maximum No.	1	1	1	1	1[2]	1[2]	1[2]	1	1	Per Approved Development Plan	See Sec. 4.9.3	n/a
Maximum Total Sign Face Area Freestanding Sign	32 sf	20 sf	60 sf	32 sf	150 sf	100 sf	50 sf	32 sf	100 sf	Per Approved Development Plan	See Sec. 4.9.3	n/a
Maximum Height	5'	5'	5’	5'	30'	30'	15'	5'	20'	Per Approved Development Plan	See Sec. 4.9.3	n/a
Structure Type/ Restrictions	Pole or Monument	Monument Only	Monument Only	Monument Only	Pole or Monument	Pole or Monument	Pole or Monument	Monument Only	Pole or Monument	Per Approved Development Plan	Monument Only	n/a
Wall Signs Allowed?	Yes[1]	Yes[1]	Yes[1]	Yes	Yes	Yes	Yes	Yes	Yes	Per Approved Development Plan	Yes	Yes
Maximum Total Sign Face Area Wall, Building, or Projecting Sign[3&4]	50 sf	12 sf	10% of the facade	50 sf or 5% of Facade, which-ever is greater	100 sf or 10% of Facade, which-ever is greater	100 sf or 10% of Facade, which-ever is greater	100 sf or 5% of Facade, which-ever is greater	50 sf or 5% of Facade, which-ever is greater	100 sf or 5% of Facade, which-ever is greater	Per Approved Development Plan	See Sec. 4.9.3	12 sf

[1] In Agriculture and Residential Districts, freestanding and wall signs are allowed for properly permitted conditional uses only.

[2] These Commercial Districts **MAY** have a second high-rise sign, if within the area permitted for Interstate High-Rise Signs (See Appendix A-Exhibits A1, A2 and A3).

[3] For multi-tenant buildings, see Section 4.6.8.F.2.j. Wall signage shall be limited to the square footage or percentage defined in the above table, whichever is less.

[4] Signage incorporated into accessory structures, such as ATMs, fuel pumps, or similar structures, shall be classified as wall signage and shall be limited to the percentage limitations in the chart above only.

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