



PLANNING DEPARTMENT  
CITY OF BOWLING GREEN

**PLANNING COMMISSION  
RECOMMENDATIONS TO CITY COUNCIL  
Re: ZONING CODE UPDATE**

The following is a list of recommendations voted on by Planning Commission to City Council regarding the update to the Zoning Code and Zoning Map:

No.	Passed	Date	Motion/Recommendation	Page/Section	1 <sup>st</sup> /2nd
1	<input checked="" type="checkbox"/>	7/6/2022	<b><i>Add "Accessory Dwelling Unit" as a Conditional Use in the Pedestrian Residential District</i></b>	41/Use Table	McOmber /Ennis Vote: 9-0
2	<input checked="" type="checkbox"/>	7/6/2022	<b><i>Add "Artisan Manufacturing" as a Permitted Use in the Pedestrian Residential District</i></b>	41/Use Table	Airhart/ Sleek Vote: 9-0
3	<input checked="" type="checkbox"/>	7/6/2022	<b><i>Remove "Cemetery" as a Conditional Use in the Pedestrian Residential District</i></b>	42/Use Table	McOmber /Ennis Vote: 9-0
4	<input checked="" type="checkbox"/>	7/6/2022	<b><i>Add "Day Care Center" as a Conditional Use in the Pedestrian Residential District</i></b>	43/Use Table	McOmber /Ennis Vote: 9-0
5	<input checked="" type="checkbox"/>	7/6/2022	<b><i>Add "Restaurant" as a "Conditional Use" in the Pedestrian Residential District</i></b>	45/Use Table	Airhart/ Phillips Vote: 9-0
6	<input checked="" type="checkbox"/>	7/6/2022	<b><i>Add "Retail Sales &amp; Services" as a Conditional Use in the Pedestrian Residential District</i></b>	45/Use Table	Ennis/ Bhati Vote: 9-0
7	<input checked="" type="checkbox"/>	7/6/2022	<b><i>Change the proposed Zoning Map for Trinity United Methodist Church, 200 North Summit Street, from Pedestrian Residential to Institutional</i></b>	Zoning Map	McOmber /Ennis Vote: 9-0
8	<input checked="" type="checkbox"/>	7/11/2022	<b><i>Add "Automobile Refueling Station, Large" as a Conditional Use in the Neighborhood Commercial Zone</i></b>	41/Use Table	McOmber /Ennis Vote: 7-2

9	<input type="checkbox"/>	7/11/2022	<i>Change "Bar or Tavern" from a Permitted Use to a Conditional Use in the Neighborhood Commercial Zone</i>	42/Use Table	McOmber/Ennis Vote: 4-5
10	<input checked="" type="checkbox"/>	7/11/2022	<i>Add "Hotel" as a Permitted Use in the Neighborhood Commercial Zone</i>	43/Use Table	Ennis/Phillips Vote: 9-0
11	<input checked="" type="checkbox"/>	7/11/2022	<i>Add the phrase at the end of the paragraph in 150.04; "..., and to promote Bowling Green's investment in building attractive, walkable and vibrant neighborhoods."</i>	7/Intent	Airhart/Remeis Vote: 6-3
12	<input checked="" type="checkbox"/>	7/11/2022	<i>Remove the following phrase from the last sentence in 150.19 B "...that change use or undergo minor structural alterations."</i>	14/Defining Residential Density	Airhart/McOmber Vote: 9-0
13	<input checked="" type="checkbox"/>	7/11/2022	<i>Remove the second sentence in 150.43 (I); "No outdoor entertainment may include the use of sound-amplifying equipment such as speakers, amplifiers, and microphones."</i>	47-48/ Accessory Uses	Remeis/Phillips Vote: 5-4
14	<input checked="" type="checkbox"/>	7/11/2022	<i>Add language to include existing parking areas may be use for the ADU requirement to read, as follows, in 150.43 (J)(9); "Parking. An off-street parking area, <u>EXISTING OR NEW</u>, of at least 300 square feet must be provided on a lot with an accessory dwelling use.</i>	50/Specific Use Regulations for Accessory Dwelling Units	Airhart/Remeis Vote: 5-4
15	<input checked="" type="checkbox"/>	7/11/2022	<i>Add language to include "Proprietor", in 150.49 (A); "The dwelling must be the primary residence of the property owner <u>OR PROPRIETOR</u>." And to a Definition for "Proprietor" in Article VII: Glossary of Terms.</i>	54/Bed and Breakfast Inn  116/Glossary of Terms	Spitler/Ennis Vote: 9-0
16	<input checked="" type="checkbox"/>	7/11/2022	<i>Change the maximum period of days to say in a Bed and Breakfast from 14 consecutive day to 120</i>	54/Bed and Breakfast Inn	Airhart/Ennis Vote: 9-0



**PLANNING DEPARTMENT**  
CITY OF BOWLING GREEN

*days in 150.49 Under 150.49 (E) to read as follows; ...may stay in the bed and breakfast inn for a period NOT TO EXCEED 120 consecutive days in a calendar year."*

17	<input checked="" type="checkbox"/>	8/3/2022	<i>Add (E), in 150.51, to read; "The Planning Director, at their discretion, may allow additional commercial uses upon application."</i>	55/Corner Store	McOmber /Ennis Vote: 8-0
18	<input checked="" type="checkbox"/>	8/3/2022	<i>Add wording to consider additional camouflage for disguising of towers as warranted.</i>	58-65/ Telecommunicati ons Facilities	Airhart/ Sleek Vote: 8-0
19	<input checked="" type="checkbox"/>	8/3/2022	<i>Add language at the end of the first sentence of 150.54(D); "by persons other than the persons occupying the home."</i>	55/Home Occupation	Airhart/ McOmber Vote: 8-0
20	<input checked="" type="checkbox"/>	8/3/2022	<i>Change the maximum height requirement of a detached Accessory Dwelling Unit (ADU) from 18 feet to 25 feet as listed in 150.43(J)(7)(b).</i>	50/Specific Use Regulations for Accessory Dwelling Units	McOmber /Ennis Vote: 8-0
21	<input checked="" type="checkbox"/>	8/3/2022	<i>Change the name of the "Neighborhood Commercial Zone" to the "Limited Commercial Zone".</i>	2/Table of Contents 15/List of Zones 19/Neighborhood Commercial Zone 37/Summary Table of Zone & District Regulations 41-46/ Comprehensive Use Table	McOmber /Ennis Vote: 7-1
22	<input checked="" type="checkbox"/>	8/3/2022	<i>To adopt the proposed Zoning Map as proposed.</i>	Zoning Map	Airhart/ Spitler Vote: 7-1
23	<input checked="" type="checkbox"/>	9/7/2022	<i>To re-word the 3<sup>rd</sup> sentence in 150.98 as follows; "In order to</i>	97/Planning Director	Airhart/ Bhati

		<i>grant a conditional use approval and zoning certificate, the Planning Director MUST FIRST FIND shall, according to their professional opinion, find that..." AND that City Council consider whether to integrate a "quality of life" criterion to the Planning Director's review of conditional uses.</i>	Decisions— Conditional Uses	Vote: 5-3
24	<input checked="" type="checkbox"/>	<i>That City Council include a definition of "Community Garden" in the Glossary of Terms and to amend the Use Table in 150.41 to include "Community Garden" as a conditional use in the Pedestrian Residential District, R-1 Low Density Residential Zone, and R-2 Medium Density Residential Zone.</i>	105/Glossary of Terms 40/ Comprehensive Use Table	Airhart/ Remeis Vote: 8-0
25	<input checked="" type="checkbox"/>	<i>That City Council consider clarifying where or not "household agriculture" in the Glossary of Terms includes backyard chicken or livestock.</i>	105/Glossary of Terms	Airhart/ Bhati Vote: 7-1
26	<input checked="" type="checkbox"/>	<i>That City Council closely review height restrictions in the proposed Zoning Code to determine if they should be eliminated, modified or remain as proposed.</i>	16-23/Zones 25-36/Districts 37-38/Summary Table of Zone and District Regulations	McOmber /Ennis Vote: 8-0
27	<input checked="" type="checkbox"/>	<i>Add language in 150.81 (F) that electronic message center signs will not be permitted in the Pedestrian Residential District and add this same language in 150.83 Sign Regulations Table under "Pedestrian Residential" then "Sign Types".</i>	82/Sign Regulations in All Zones and Districts 87/Sign Regulations Table	McOmber /Spitler Vote: 8-0
28	<input checked="" type="checkbox"/>	<i>That the Planning Commission send the proposed full Zoning Code and Zoning Map to City Council for review and approval with the Commission's list of recommendations.</i>	Zoning Code and Zoning Map	McOmber /Ennis Vote: 8-0