

Zoning Code Update - Online Comments

Online Comments were accepted through July 1, 2022

Bowling Green Zoning Code Update - Article I: Intro to Using this Code - Public Comment Form

Is the proposed zoning code an all or nothing deal? Are there options for how the proposed zoning is approved and implemented? What if the homeowners/residents in the Pedestrian Residential area disapprove of the proposal, but in another residential area, everyone is happy with the zoning. That is quite likely going to happen. How will the feedback from each area be addressed? It doesn't seem fair that one area approves the zoning and that the disapproval from the PR homeowners is ignored. May 15th, 2022 at 6:14 pm EDT

Will the Zoning Code Update (ZCU) proposal of neighborhood commercial and pedestrian residential increase or decrease property values of the residential properties located immediately next to Neighborhood Commercial? Either way, please explain how the value will change and by how much? Also explain the data behind the answer and from where the data originated. June 17th, 2022 at 3:15 pm EDT

Question 1: Explain the rationale why the Bentwood Subdivision, which is primarily student rental houses, will remain R-2 and would therefore enjoy more protection from neighborhood noise, while historical neighborhoods such as S Maple and W Wooster areas next door to a illegal bar is proposed to change to Ped Residential? Q2: Where can new businesses be built in Ped Residential? Can older homes be converted to a business? Can it become a marijuana business in a neighborhood? Parking concern? June 17th, 2022 at 1:26 pm EDT

In the proposed Zoning Code Update, what are the allowable decibel levels and time of day restrictions in Neighborhood Commercial? Same question for the Pedestrian Residential area. June 17th, 2022 at 1:15 pm EDT

Bowling Green Zoning Code Update - Article II: District & Zone Regulations - Public Comment Form

Where is the comprehensive plan that identifies the regulations for the businesses that are allowed in the Pedestrian Residential? Hours of operation? Parking requirements? These regulations should be required to be in line with the traditional 8-5 work model, so that the businesses are respectful of the existing residential area. May 15th, 2022 at 7:09 am EDT

Neighborhood Commercial: Existing industrial buildings can be grandfathered, but only with limitations on hours of operation, noise, and parking. Historically, these building co-existed in residential areas because they only operated from 8-5. There was little to no disruption to the neighborhood. May 8th, 2022 at 9:10 am EDT

Neighborhood Commercial: how will the density of businesses be regulated? There should be a maximum number of businesses per block, with rental properties on each block counted as a business. For example, currently on my block, 2 of the 5 houses are rental properties. Continuing to add businesses in an existing residential area without any regulations will result in creating a situation like what already exists on the east side of the city. May 8th, 2022 at 9:05 am EDT

Please provide the data or evidence stating that young professionals and young adults want to live in the same area where they shop. Millennials are not buying homes. What is the current percentage of non-owner occupied homes in the proposed "Neighborhood Commercial" area? What demographic are you trying to appeal to in the "Neighborhood Commercial" area? May 5th, 2022 at 8:52 pm EDT

As a homeowner in the proposed "Neighborhood Commercial" area, I would like examples of cities with successful examples of this designation and that also followed this same process of forcing this designation in an area that was a residential setting. Where are the successful examples of this vision already in existence? I can see this being successful in a new development, that allows for a homeowner to choose to live amongst the businesses, but not as a forced designation with no choice. May 5th, 2022 at 8:29 pm EDT

By what metric will the City gauge the reaction from the Citizens who actually live in these neighborhoods and know that it is not wanted by those citizens (other than public comments)? Also at what point is it that this Neighborhood Commercial/Pedestrian Residential gets dropped from the plan? June 17th, 2022 at 3:20 pm EDT

Another goal of the ZCU is to "create a local identity". Please explain exactly what this means relative to the Pedestrian Residential/Neighborhood Commercial proposal. Explain what you think the current local identity of the neighborhoods (west of Main St) are currently? And why do they need a new identity? June 17th, 2022 at 3:19 pm EDT

Will the Zoning Code Update (ZCU) proposal of neighborhood commercial and pedestrian residential increase or decrease property values of the residential properties located immediately next to Neighborhood Commercial? Either way, please explain how the value will change and by how much? Also explain the data behind the answer and from where the data originated. June 17th, 2022 at 3:18 pm EDT

One of the goals of the ZCU is to maintain the neighborhoods. This presumes there is currently a problem in the neighborhoods. What does the City believe to be the top 3 problems in the neighborhoods? How does allowing new businesses to be located next door to existing residential properties "maintain the neighborhoods" or otherwise improve the neighborhoods? June 17th, 2022 at 3:17 pm EDT

Please change the density and dwelling unit regulations of the Pedestrian-Residential District to include three and four unit dwellings. BG needs more housing not less. Many properties in this proposed zone are already 3 and 4 unit dwellings. This is a positive when it comes to housing supply and walkability. I lived in a home on Grove St that was originally single family but was converted to 3 apartments. It was

well maintained and parking was in the rear. It should not be converted back. June 21st, 2022 at 4:54 pm EDT

I object to Neighborhood Commercial ["NC"] zones "spot zoned" by this Code in, over or adjacent to existing residential areas. Neighborhoods are for homes - built for people to enjoy peace and quiet. The prospect of retail centers, car washes, bars, food pantries and so on in/by residential neighborhoods threatens that peace and quiet and undercuts merchants who have built our business district. And what is left if/when these "NC" businesses fail, as so many such operations do? July 4th, 2022 at 2:57 pm EDT

Bowling Green Zoning Code Update - Article III: Uses - Public Comment Form

I feel that homeowners should be able to keep hens on their property as long as there are reasonable laws pertaining to quantity of hens, as well as proper containment to the property. They help reduce pests, increase soil quality, provide food for the family in a time where prices are rising and offer a chance for education and responsibility for our children. June 24th, 2022 at 7:53 pm EDT

Eliminating the 24 day maximum yearly stay for bed and breakfasts would be beneficial. It would be burdensome to the proprietor and potentially lead to a loss of revenue without any benefit to the city. June 21st, 2022 at 6:30 pm EDT

3&4 unit dwellings in PR District. More on the missing middle and its benefits can be seen at <https://missingmiddlehousing.com/> This diversity in housing stock is an asset. Problems with landlord neglect should not be dealt with by decreasing housing supply converting back to single family homes. Enforcement of codes and rental inspection can improve our current housing. Requirements for future three and four plexs can maintain the historical character of neighborhoods. June 21st, 2022 at 6:01 pm EDT

Allow 3&4 unit dwellings in the PR District. BG is lucky to already have what has been coined the missing middle. Those are house-scale buildings with multiple units in walkable neighborhoods. Here we view it as apartmentalization. It has been viewed negatively because property owners have neglected their upkeep responsibilities. Students have often been blamed but they are not responsible for repairs, painting, and 'the little things that show pride of ownership.' Future land use plan, pg 51 June 21st, 2022 at 5:42 pm EDT

Allow for three and four dwelling units in the Pedestrian-Residential District. June 21st, 2022 at 4:46 pm EDT

There is a proposed rule: "I. Outdoor entertainment is an accessory use of a commercial principal use. No outdoor entertainment may include the use of sound-amplifying equipment, such as speakers, amplifiers, and microphones." The rule should instead establish a maximum decibel level (80, for example), since of the quietest music will be come from a solo acoustic guitarist singing through a mic, while some of the loudest will come from a drum corps, marching band, or classical brass ensemble. June 5th, 2022 at 11:27 pm EDT

Regarding Pedestrian Residential (PR), What protections are being provided for current homeowners in PR? Owners of older homes knowingly and willingly invest thousands of dollars to maintain and increase the value of their homes, and as Councilperson Dennis points out, have already significantly decreased. Who will pay top \$ to buy a house next to a bar? The PR zoning protects property values in other residential areas & maintains their exclusivity by not allowing businesses. How is that fair? May 15th, 2022 at 9:24 am EDT

Regarding Pedestrian Residential (PR) What regulations exist for the possibility of a business tearing down existing homes to create the needed parking space for their business? May 15th, 2022 at 7:42 am EDT

In the proposed Pedestrian Residential (PR), are there any guidelines established regarding the density of businesses in a residential area? Yes, rental properties are a business. In my block, there are 5 homes, and 2 of them are rental businesses, both are maxed to capacity with tenants and vehicles. What is enough? What is too much? If a bar or a restaurant purchased a parcel on the same block, what are the regulations for the density within a block? May 15th, 2022 at 7:38 am EDT

Regarding Pedestrian Residential (PR), what is the City of BG going to do to help preserve the property values of existing homeowners? Where is the data that shows how property values are affected by the implementation of PR in the exact same way that is being proposed? This proposed zoning will surely devalue property values. Who is going to pay top dollar for a home that is next to a bar? May 15th, 2022 at 7:26 am EDT

Where is the data that shows a successful implementation of this exact model of Pedestrian Residential (PR) and implemented in the exact same way? This proposed zoning is forcing existing homeowners and residents to accept businesses in their residential area. There doesn't seem to be much regard for the current homeowners and residents who are happily living in their residential area, and may not want a business next door. May 15th, 2022 at 7:20 am EDT

What is the purpose of limiting the number of days a year a person can stay at a bed and breakfast? It seems arbitrary and potentially detrimental to the businesses. March 3rd, 2022 at 10:51 pm EST

Is there a section for Rentals, both long term and short term use? February 5th, 2022 at 11:52 am EST

I can't understand the hesitancy to allow backyard chickens. I feel that the last two years are proof that there is a need. Grocery store shelves are frequently space, and residents deserve food security. Bowling Green is behind the times on this issue. Many surrounding communities have allowed backyard hens with great success. Please reconsider the stance regarding backyard hens. January 27th, 2022 at 5:57 pm EST

Bowling Green Zoning Code Update - Article IV: Generally Applicable Standards - Public Comment Form

I would like to see a native plant requirement added to required landscaping. Parking lots and buffering call for the planting of trees and shrubs. A 50% native species minimum would be beneficial. Native plants in rain gardens around and through parking lots would help with runoff. June 21st, 2022 at 6:11 pm EDT

Please specify that any trees, shrubbery or other plantings be native species to Ohio. Pollinators are having an increasingly difficult time with lack of habitat. Native species support insects and birds and strengthen the health and resiliency of our environment. Also please ban grass landscaping in favor of native plantings and wood mulch. June 16th, 2022 at 6:15 pm EDT

Bowling Green Zoning Code Update - Article VII: Glossary of Terms

Under agricultural animals can we add hens to the domestic pets grouping? June 24th, 2022 at 7:55 pm EDT

Bowling Green Zoning Code Update - Draft Zoning Map - Public Comment Form

Please drastically reduce the required parking...we have a glut of large empty parking lots everywhere...it is so ugly and unnecessary! Also please mandate increased electric car charger spots, parking for scooters and convenient bike racks. Please also put together a standards manual for buildings/businesses/housing in town...we are going to have a jumble of styles and materials if guidelines aren't set for high standards. Thank you! July 1st, 2022 at 9:09 pm EDT

I support the rezoning plan as described. I strongly support it. Bowling Green has so many zoning categories -- to the extent that it does not make sense. I think this plan will bring some sense to the local zoning. I also think that the residential / commercial zones described in this plan will allow an attractive mix of commercial businesses and residences. Currently, it is not attractive to establish residence in BG. The rezoning plan will make BG more appealing to people and families. June 16th, 2022 at 12:16 am EDT

Looking for information June 8th, 2022 at 6:17 pm EDT

Neighborhood Commercial: This will be a substantial change to existing residential areas. The Council members from the Wards most affected should be having community conversations with the homeowners to explain the details and answer questions about the proposed zoning. Why isn't the city doing more advertising about these proposed changes? Encourage homeowners to be aware by hosting town halls, sending flyers, posting this on social media. The perception is the City is not being transparent... May 8th, 2022 at 9:21 am EDT

Levis Commons is an example of a successful planned development where restaurants & stores exist within walking distance to the homes. Residents CHOOSE to live there. This proposed version of NC is being forced on the current homeowners who didn't choose to live next to a business. The NC is being forced into only one existing residential area. You have taken away the current homeowners choice! May 3rd, 2022 at 10:14 pm EDT

Questions about the Neighborhood Commercial (NC) Zone, which provides for businesses to exist amongst residential settings: The industrial buildings that pepper this area are part of the early development of BG. There are other ways to re-use them other than for business. Develop them into modern single family homes, town homes, or condos. This is a way to preserve and enhance the existing residential setting and add more housing, something that BG needs! May 3rd, 2022 at 10:03 pm EDT

Questions about the Neighborhood Commercial (NC) Zone, which provides for businesses to exist amongst residential settings: 3. What protections are being provided for current homeowners regarding their property values? You are essentially protecting the property values of other residential areas and allowing the property value in the NC to be reduced. The property value of a house next door to a bar is automatically less. May 3rd, 2022 at 9:58 pm EDT

Questions about the Neighborhood Commercial Zone, which provides for businesses to exist amongst residential settings: 1. Where are the regulations for the businesses in a residential setting? Are they listed in a different document? For example: Hours of operation? Required parking? Noise regulation? 2. Where is the comprehensive plan for the development of the city of BG that includes the projections for road use, affordable & available housing, May 3rd, 2022 at 9:52 pm EDT

I live on S Maple and have complained to the City since the opening of Arlyn's regarding a bar operating in my historic BoomTown Residential neighborhood in violation of City Zoning code 150.35(E) and the noise pollution code 132.13 causing a nuisance and interrupting my peace and tranquility of my residential property. I consider this a form of harassment. I do not want this violation to continue; I do not want any changes in the Zoning Code that would now make it legal. Brian Craft May 3rd, 2022 at 6:33 pm EDT

I would like to see the area east of Crim Elementary zoned for multifamily residential. The land use plan shows it as potentially high density. While it would be connected to the single family homes in Bentwood Estates those are cheaply constructed rentals in an area with multifamily apartment buildings. March 3rd, 2022 at 10:40 pm EST

Articles V – VI have not received any comments at this point.