

CITY OF BOWLING GREEN  
COMPREHENSIVE PLAN UPDATE  
1987  
BOOK 1

Adopted 1989; revised 1990, 1991, 1993, 1994, 1995, 1996, 1997.

current as of 3/98 (JKD)

## 1.0 INTRODUCTION

A comprehensive plan should be used as a policy guide for making decisions about the future development of a community. The plan indicates, in a general way, the desired development over the next 25 years.

Communities, like anything else, change over time. Thus, information concerning them must continually be gathered and analyzed in light of the changing conditions.

The purpose of the updated plan is to provide local decision-makers with long-range general policies and the technical guidance needed to make future development decisions.

## 2.0 GOALS AND OBJECTIVES

The City of Bowling Green, in an attempt to acquire as much citizen input into the comprehensive planning process as possible, conducted two public meetings to discuss goals and objectives for the future development of the City. In addition, notices were published in the newspaper and letters were sent to over 100 groups and organizations.

The final compilation of goals and objectives, as follows, is a summary of the ideas and issues presented by citizens, as well as elected officials, staff members, and those groups responding to the City's requests for input.

Six key issues were identified regarding the future development of the City. Those issues include:

- \* economic development
- \* the downtown
- \* existing neighborhoods
- \* the historic district
- \* parks and recreation
- \* transportation

Other areas of concern were mentioned, but not as frequently as the above. Those areas include:

- \* Maintaining/improving the City's relationship with Bowling Green State University.
- \* Maintaining and improving human services. It is important to note that Bowling Green, being the County seat, is often responsible for providing certain human services to all County residents. This should be considered in any City planning activities.
- \* Provision of a utility master plan. (A section of this plan addresses this issue.)
- \* Maintaining/improving the "image" of the City of Bowling Green, specifically as it is perceived at the entrances to the City.
- \* Provision of public services at a level in the best interests of the residents.

Discussions relating to the six key areas of concern

follow.

2.1 OVERALL GOAL: TO PROVIDE A COORDINATED, UNIFIED EFFORT  
IN PROMOTING PLANNED ECONOMIC DEVELOPMENT IN THE BOWLING  
GREEN AREA.

GOAL #1: DEVELOP AND/OR STRENGTHEN A COMMITTEE OF INTERESTED PERSONS INVOLVED IN ECONOMIC DEVELOPMENT TO SERVE AS THE CONTACT POINT FOR ALL ECONOMIC DEVELOPMENT EFFORTS IN THE BOWLING GREEN AREA.

Objective #1: To identify, organize, and/or strengthen a specific economic development committee, composed of representatives of: the City, the Chamber of Commerce, the utilities, financial institutions, BGSU, and other persons and groups with a sincere interest in economic development, with the City and the Chamber assuming primary responsibilities. (This committee is hereinafter referred to as the Bowling Green Economic Development Committee [BGED]).

Objective #2: To make the general public, and especially the commercial/industrial sector, aware of the BGED Committee and its expertise, and that the main contact for economic development is the Chamber of Commerce.

GOAL #2: DEVELOPMENT AND IMPLEMENTATION OF PROGRAMS TO MAINTAIN EXISTING, AND TO RECRUIT NEW, BUSINESSES/INDUSTRIES.

Objective #1: To develop/expand a program to maintain and/or create working relationships with existing businesses/industries, through the BGED Committee.

Objective #2: To develop a program for recruiting new businesses/industries, focusing on light industry, convention and tourism business, and research and development activities. This should be completed under the direction of the BGED Committee.

GOAL #3: COMPILATION OF A CURRENT INVENTORY OF COMMERCIAL/INDUSTRIALLY ZONED PROPERTIES AND BUILDINGS FOR USE IN ASSISTING INTERESTED BUSINESSES/INDUSTRIES.

Objective #1: Acquire all existing inventories and compile them at one contact point, preferably on a computer.

Objective #2: Identify infrastructure improvements needed at each site.

Objective #3: Determine if additional sites/buildings are required and identify best locations.

GOAL #4: REVIEW AND REVISION, AS NEEDED, OF THE CURRENT CITY ZONING CODE TO ACCOMMODATE PLANNED ECONOMIC GROWTH.

Objective #1: Working closely with the City, the BGED Committee should recommend revisions to the zoning code on an ongoing basis, to provide for:

- \* an adequate choice of sites for business/industry;
- \* the best use of land along the railroad;
- \* the saturation of existing sites, provided it is determined that the present zoning of these sites is proper;
- \* compatible neighboring land uses;
- \* limits on expansions of nonconforming commercial/industrial uses in residential areas; and
- \* concentration of commercial/industrial uses in specific areas.

GOAL #5: PROVISION OF TECHNICAL AND FINANCIAL ASSISTANCE TO BUSINESSES/INDUSTRIES AS AN INCENTIVE TO LOCATE/EXPAND IN THE BOWLING GREEN AREA.

Objective #1: To identify actors best suited to assist in this effort.

Objective #2: To compile a brochure on available technical and financial assistance as

they relate specifically to the Bowling Green area.

Objective #3: To develop a response team as a sub-committee of the BGED Committee, to work with companies pursuing technical or financial assistance and to make that team known to the commercial/industrial sector.

GOAL #6 MAINTENANCE/UPGRADING OF EXISTING NEIGHBORHOOD BUSINESS AREAS.

Objective #1: To identify existing neighborhood business areas and to determine viability of those areas.

Objective #2: Working with the City and neighborhood residents, to determine improvements needed to maintain the viability of those areas.

Objective #3: To identify areas currently lacking, but requiring, neighborhood businesses.

2.2 OVERALL GOAL: PRESERVATION OF THE DOWNTOWN AS THE CENTRAL RETAIL/OFFICE AREA WITHIN THE CITY.

GOAL #1: STRENGTHENING OF THE DOWNTOWN BUSINESS ASSOCIATION TO COORDINATE THE PLANNING AND FUTURE DEVELOPMENT OF THE DOWNTOWN.

Objective #1: To identify key actors to be represented on this Committee and assure that proper segments of the community are represented.

Objective #2: To redefine and clarify needs and problems in the downtown.

Objective #3: To develop a work plan, including goals/objectives, costs, and time schedules.

GOAL #2: PREPARATION OF A CONCEPTUAL REDEVELOPMENT PLAN.

Objective #1: To collect and analyze data regarding buildings, infrastructure, parking, signage, regulations, tenant mix, traffic, etc.

Objective #2: To prepare a conceptual plan identifying an overall redevelopment scheme, including: additional parking areas, new buildings, use of rear entrances, revised traffic patterns, infrastructure improvements, streetscaping, upper story uses (including housing), facade and signage improvements, etc.

GOAL #3: DEVELOPMENT OF PROGRAMS AND STANDARDS TO ASSIST THE PRIVATE SECTOR WITH IMPROVEMENTS IN THE DOWNTOWN.

Objective #1: To develop a financing mechanism (e.g., revolving loan fund, lender commitment program) to assist the private sector with improvements.

Objective #2: To establish the mechanisms for other incentive programs such as tax abatement, tax-increment financing, etc.

Objective #3: To assist businesses with business planning and financial packaging.

Objective #4: To access federal/state financing programs, when possible, to assist the private sector.

Objective #5: To develop/identify an investment group willing to participate in development projects in the downtown.

Objective #6: To develop design standards to assist in improving the aesthetics of the downtown.

Objective #7: To prepare and implement a plan to retain/expand existing businesses in the downtown, utilizing existing market studies to determine market needs.

Objective #8: To prepare and implement a plan to recruit new businesses to the area, which may include establishing an inventory of buildings, preparing/marketing a brochure, and establishing an outreach program to recruit specific businesses as identified in marketing studies.

GOAL #4: MANAGEMENT OF THE DOWNTOWN IN A MANNER SIMILAR TO MALLS/SHOPPING CENTERS SO AS TO ADEQUATELY COMPETE WITH THE SAME.

Objective #1: To create a "shopping experience" through use of special events to attract people to the downtown.

Objective #2: To continue to provide incentives for consumers to patronize the downtown (special sales, etc.), communicating those incentives to the consumers and providing shopping amenities.

Objective #3: To determine the means to finance planning activities and services in the downtown, including special charges, assessments, licensing fees, grants, real estate development, etc.

GOAL #5: DEVELOPMENT OF A PROGRAM IDENTIFYING PUBLIC INVESTMENT NEEDS IN THE DOWNTOWN.

Objective #1: To define specific public improvement projects in the downtown.

Objective #2: To acquire schematic design plans and preliminary cost estimates for defined projects.

Objective #3: To prioritize projects and identify financing sources (e.g. City, downtown merchants, investment groups, grants, etc.).

Objective #4: To implement the design and construction process for selected projects as financing becomes available.

2.3 OVERALL GOAL: PRESERVATION AND ENHANCEMENT OF EXISTING NEIGHBORHOODS (HEREINAFTER REFERRED TO AS "PLANNING DISTRICTS").

GOAL #1: IDENTIFICATION OF EXISTING PLANNING DISTRICTS WITHIN THE CITY OF BOWLING GREEN.

Objective #1: To identify and map existing planning districts, as defined by the Census Bureau; to compile and analyze informa-

tion for those districts; and to identify needs/problems based on that information.

Objective #2: To meet with neighborhood groups and residents, identifying specific needs/problems, and recommending solutions and implementation measures.

GOAL #2: MAINTENANCE AND PRESERVATION OF EXISTING PROPERTIES.

Objective #1: To assist the County in updating the housing maintenance code. Council, Planning Commission, and the general public should be involved in reviewing this code before changes are adopted by City Council.

Objective #2: To implement the above code and inform the general public about the requirements of that code.

Objective #3: To review the existing zoning code as it relates to neighborhood residential and commercial uses and recommend needed changes.

Objective #4: To encourage proper utilization/revitalization of historic buildings/areas in existing neighborhoods.

GOAL #3: PROVISION OF ADEQUATE HOUSING OPPORTUNITIES FOR THE ELDERLY AND LOW/MODERATE-INCOME HOUSEHOLDS.

Objective #1: To identify the proper locations of elderly and low/moderate-income housing throughout the City, in compliance with federal/state regulations.

Objective #2: To continue to achieve the goals of the City's Housing Assistance Plan within the required time schedules.

Objective #3: To review/revise the current zoning code to accommodate elderly and low/moderate-income housing.

Objective #4: To work with developers to explore increasing the numbers and locations of

elderly and low/moderate-income housing.

GOAL #4: PROVISION OF ELEMENTARY SCHOOLS IN APPROPRIATE LOCATIONS SO AS TO RETAIN THE NEIGHBORHOOD ELEMENTARY SCHOOL CONCEPT.

Objective #1: To coordinate with the Board of Education in planning for future school facilities.

Objective #2: To cooperate with the Board in accommodating the needs of the developing western section of the City.

Objective #3: To install and maintain adequate sidewalks for use by children near all schools.

2.4 OVERALL GOAL: MAINTENANCE AND EXPANSION OF THE HISTORIC DISTRICT.

GOAL #1: ESTABLISHMENT OF A DESIGN REVIEW BOARD TO DEFINE STANDARDS FOR THE HISTORIC DISTRICT AND TO PROVIDE FOR THE ENFORCEMENT OF THOSE STANDARDS.

Objective #1: To appoint a Design Review Board consisting of interested citizens appointed by the Mayor with the consent of Council.

Objective #2: To establish design standards for the historic district, as well as a process for implementation and enforcement of the approved design standards.

GOAL #2: MAINTENANCE OF THE EXISTING HISTORIC DISTRICT.

Objective #1: To better identify the historic district, through use of maps, signage, etc.

Objective #2: To review/revise existing ordinances to assure that adequate protective measures are incorporated.

Objective #3: To prepare educational materials on the historic district.

Objective #4: To work closely with property owners in the historic district so that buildings are preserved/maintained in a manner

consistent with the historic character of the district.

GOAL #3: EXPANSION OF THE HISTORIC DISTRICT.

Objective #1: To review results of the efforts currently underway regarding potential expansion of the historic district.

Objective #2: To meet with and educate property owners in the proposed expansion area.

Objective #3: To prepare and implement the necessary legislation to expand the district.

Objective #4: To identify the expanded area through maps and signage.

2.5 OVERALL GOAL: DEVELOPMENT AND MAINTENANCE OF ADEQUATE PARKS, RECREATION FACILITIES/PROGRAMS, AND OPEN SPACES TO MEET THE CURRENT AND PROJECTED NEEDS OF THE POPULATION.

GOAL #1: DEVELOPMENT OF EXISTING PARKS TO MEET THE NEEDS OF RESIDENTS.

Objective #1: To continue development of Carter Park.

Objective #2: To include bike paths when and where possible in park development.

Objective #3: To provide year-round and/or multiple uses of organized recreational areas. (A City recreation building or YMCA should be considered.)

GOAL #2: ACQUISITION AND DEVELOPMENT OF ST. JOHN'S WOODS.

Objective #1: To acquire additional property in St. John's Woods.

Objective #2: To preserve St. John's Woods primarily as a natural area.

Objective #3: To develop a recreation management plan for St. John's Woods.

GOAL #3: ACQUISITION AND DEVELOPMENT OF NEW RECREATION FACILITIES TO COMPLEMENT

DEVELOPMENT OF NEW RESIDENTIAL AREAS.

Objective #1: To work closely with developers of new subdivisions to assure that adequate space/funds are available to meet the recreation needs of the residents of the subdivision.

Objective #2: To acquire additional open space along the periphery of the City as the City grows outward.

2.6 OVERALL GOAL: PROVISION OF A TRANSPORTATION SYSTEM WHICH ADDRESSES THE NEEDS OF THE TOTAL COMMUNITY.

GOAL #1: DEVELOPMENT OF A TRANSPORTATION PLAN FOR THE BOWLING GREEN AREA.

Objective #1: To identify existing traffic flow problems throughout the City.

Objective #2: To review and revise subdivision regulations, as needed, to assure that new streets are properly aligned with existing streets.

Objective #3: To acquire land as needed to preserve for future street extension as planned and to provide additional N/S and E/W streets across the City.

Objective #4: To consider the addition of bike paths along future streets, streets being widened, and existing collector and arterial streets. Combination sidewalks/bike paths should be considered in areas where sidewalks are currently lacking.

Objective #5: To continue to investigate the viability of public transportation.

### 3.0 EXISTING LAND USE

An important step in the comprehensive planning process is collecting and mapping detailed information on existing land uses. An "Existing Land Use Map" graphically illustrates developments which exist at a given point in time, as documented through a windshield survey of the community.

Patterns of land uses develop according to geographic location and topography, as well as in reaction to economic, social, and cultural influences. The early location of roads, rail lines, and even gas wells, can affect the shape of existing and future land uses. The early history of Bowling Green as a pastoral village serving the rural surrounds, the fact that it became the Wood County seat of government, and the establishment of Bowling Green State University, have all influenced the present character of the City of Bowling Green.

In 1985, an existing land use survey was conducted for the City of Bowling Green and its extraterritorial jurisdiction as redefined in 1986. The study categorized land uses into seven groups such as residential commercial, industrial, etc., accompanied by detailed sub-categories when appropriate.

The survey data were further analyzed and summarized for each of the thirteen Planning Districts, which represent the various neighborhoods in the City. Those districts were defined by the City and utilized by the Bureau of the Census in the 1980 Census. The districts are identified on Plate 3.0.1.

#### 3.1 LAND USE CLASSIFICATION

Table 3.2.1 summarizes the land use data for the City of Bowling Green. The table identifies acreage, percent of developed land, and percent of total land, for each land use in the entire City. The table also shows the same information for each of the thirteen Planning Districts.

The categories used in classifying the land uses are as follows:

Residential Single-Family -- Single-family detached dwellings and their accessory buildings.

Residential Multi-Family -- Buildings which include two or more dwellings per residential structure. This includes duplexes and apartment houses/complexes, planned residential communities, townhouses, row houses, semi-detached houses, and their accessory uses, e.g. parking areas, common buildings, etc.

Retail Business/Commercial-Downtown -- Retail and Commercial uses located within the Downtown District. This classification would include department stores, specialty shops, restaurants, offices, and other establishments which offer goods or services to the general public for personal or household consumption.

Retail Business/Commercial - Other -- Retail and commercial uses located outside the Downtown District. This classification would include convenience shops and services, highway-oriented uses, and offices.

Industrial -- Uses that involve the processing or fabrication of products.

Transportation, Utilities, and Communications -- Uses which involve the storage, distribution, or provision of services to transportation, utility, communication, and wholesale and related uses.

Institutional -- Publicly-owned buildings or property, such as parks, City Hall, libraries, fire stations, buildings or property owned by school districts, etc.. This also includes any buildings or properties owned by private or non-profit organizations that are generally open to the public, such as churches or institutions.

Vacant -- Undeveloped and open land areas, including vacant lots within subdivisions, undeveloped acreage, and land devoted to agriculture.

### 3.2 LAND USE ANALYSIS

Plate 3.2.1 depicts the existing land use distribution within the City of Bowling Green. Excluding the land that is presently vacant or in agricultural use (approximately 32%), the dominant use is residential. The span of residential types is diverse, ranging from the single- and multi-family homes on small, urban-size lots that surround the downtown, to newer, larger homes in the suburban-like setting of the western side of town. Residential land uses also include the mobile home parks of the north and south, as well as the multi-

family uses dispersed throughout the City.

The largest portion of acreage is devoted to single-family homes. Almost 28% of the total acreage within the City, excluding public rights-of-way, has been developed for single-family residential use. Generally, single-family residences dominate in those districts west of Main Street (Districts 3 through 8).

Residential structures designated as multi-family units, which take up less than 4% of the total acreage, are greatly affected by the presence of Bowling Green State University and the I-75 interchange. Most of the multi-family units are concentrated in the areas around the campus, particularly District 12 - 96.9% rental, District 10 - 93.1% rental and District 11 - 76.7% rental. Of these three Districts, District 11 has over 262 undeveloped acres which can accommodate residential growth.

Institutional land represents the next highest proportion of developed land use within the City (25.5%). The University accounts for over half of this. This does not include the proposed development of the detention center which will be constructed in 1988.

Retail/commercial establishments comprise 5.6% of the land area in Bowling Green. As would be expected, most of the commercial activities are drawn to the major thoroughfares. Commercial development extends to the north and south along Main Street, radiating outward from the center of the City. East Wooster Street is another magnet for commercial development. Most of the commercial development occurred between Main Street and the University, and along the south side of Wooster Street from State Street eastward, where the University and the Interstate 75 (I-75) interchange influenced development. Commercial establishments are university-and highway-oriented. Again, expansion extends outward, this time to the east where land had traditionally been available along Wooster Street. Some commercial/office development exists along Gypsy Lane Road, while others are scattered throughout the City.

Downtown retail activities are located at the crossroads of Main and Wooster Streets. Although small in proportion to the total land in the City, this area offers significant commercial potential. The downtown area is presented in a more detailed analysis in a separate section of this study.

As evidenced by the Existing Land Use Map and Table 3.2.2, just over 116 acres (2.9% of the total acreage in

Bowling Green) is being used for industrial purposes. There are, generally, two areas in industrial use: the north industrial area, primarily located in District 4; and the south industrial area, located in the southern portion of Districts 8, 9, and 11.

The northern industrial area contains over 60 acres of existing industrial development, as well as a substantial amount of vacant land for future growth. Over 162 acres are vacant in District 4 alone. Much of this vacant land is zoned for agricultural usage.

The southern industrial area takes advantage of the accessibility of the highway interchange at U.S. Route 6. A Conrail line also passes through the area. There is a substantial amount of vacant land in this southern section. A few other industries are scattered throughout the City, usually taking advantage of a rail line.

Remaining developed uses, including transportation, communications, utilities, and wholesale activities, constitute a small portion of the total land area (less than 2%). Aside from the wastewater treatment plant located east of I-75 in District 1, these types of uses are dispersed throughout the City.

Undeveloped land accounts for a large portion of land usage in the City (almost 32%). These vacant areas reach beyond the core of development and surround it. Growth continues to spread into this undeveloped area. This is particularly evident to the west, primarily in District 5.

The greatest amount of vacant land is located in District 11 (over 262 acres). It is also in this area that newer developments form enclosures around much of the vacant land.

Surrounding Bowling Green, yet within its extra-territorial jurisdiction, agricultural uses predominate. A few single-family residences are located along Bishop and Brim Roads to the northwest, Newton Road to the northeast, and Gypsy Lane Road to the southeast. A mobile home park exists to the extreme north.

### 3.3 LAND USE BY PLANNING DISTRICT

District 1, the largest of all thirteen districts, contains over 826 acres. Most of the 690 acres of institutional land in District 1 are devoted to Bowling

Green State University. Its influence, therefore, extends beyond the District's boundary.

A campus flavor permeates District 1. Approximately 3.7 acres of multi-family residences are available to house the student population.

Other noteworthy uses existing within this District include the Wood County Regional Airport, located just north of the University, and the wastewater treatment plant, located just east of I-75. Over 82 acres, mostly east of I-75, are undeveloped. Those acres east of I-75 are currently zoned S-3, Planned Institutional.

District 2 contains a mix of land uses that can be divided into two general categories: the commercial-industrial mix north of Poe Road, and the predominantly residential area south of Poe Road.

The area along Main Street, to the north of Poe Road, contains over 80 acres of commercial establishments, including a shopping mall. These establishments engage in general commercial and highway-oriented activities. Most of the District's 98 vacant acres are found near the periphery of the City. Most of the vacant land is in large blocks zoned S-2, Planned Commercial, or M-2, General Industrial. A mobile home park and industrial uses are also located in this area.

Residences, which comprise most of the acreage in District 2 (36.5%), are primarily found south of Poe Road. The homes west of Main Street are a mixture of single-family and multiple-family residences. Most of these homes are old; approximately 3% being built before 1940. Almost 65% are renter-occupied.

District 3, like District 2, contains much of the older housing stock that surrounds the downtown. It is primarily a residential district. Over 85% of the land is residential, most of which consists of single-family homes. A few multi-family homes are scattered throughout District 3. Very little land (less than 7%) is available for development.

District 4 contains an assortment of uses following a pattern that flows from the center of the City northward. Southernmost in this District, and nearest to the City center, is a residential neighborhood. City Park is surrounded by primarily single-family homes. A few multi-family complexes exist, but these are mostly to the west, away from the single-family units. These include senior housing, subsidized housing and market rate housing complexes. Bowling Green High

School is also in this District.

To the north of Poe Road, and following Main Street northward, strip commercial development prevails. Some residences, both single-family and multi-family, are located behind this commercial strip. A large buffer of vacant and public land separates the residences of the south from the industries that dominate the northern part of this District and the City as a whole. This area absorbed the largest amount of industry within the entire City. Over 60 acres have been industrially developed.

Ample acreage is available for growth in District 4. Over 160 acres of land remain vacant. Located in an area that has sewer and water available, large tracts of this land are zoned M-2, General Industrial. Large tracts are also zoned for single- and multi-family uses.

District 5 is the fastest growing residential area of the City, and can be characterized as a "bedroom" type district. Other than the 77-plus acres of vacant land, the land in District 5 is predominantly used for single-family homes. Being near the City border where vacant land abounds, and away from the restrictive highways that are to the south and east, this District has a traditionally westward expansion of single-family residences. 1980 statistics indicate that over 88% of the residences in District 5 had been built after 1970. Between 1980 and 1985, 69 more units were added.

Most of the vacant land is zoned for single-family homes, although a large tract, just east of Mitchell Road, is zoned S-3, Planned Institutional.

District 6 is mostly developed as a single-family residential district. Over 52% of the land in the District is single-family homes. Additionally, a few retail establishments are located along Haskins Road. Wood County Hospital, in the southern part of this District, accounts for much of the 8.7% of the institutional use in District 6.

Over 36% of the land is undeveloped, most of which is zoned for single-family residences.

District 7 is a fairly stable district of primarily single-family residences, which account for nearly 52% of all the land uses. Most of the homes were built between 1940 and 1970. Less than 1% of the land in District 7 is in commercial use, while institutional uses account for 1.3%. St. John's Woods (a wooded City park) is located in District 7. More

than 45% of the land is undeveloped.<sup>1</sup>

District 8 contains the greatest mix of land uses of all the thirteen districts. The area nearest to the downtown contains homes, most of which are single-family. South of here, commercial activities are drawn to Main Street and extend southward toward the outskirts of the corporation limits. Comprising 10.5% of the land in District 8, commercial activities serve a powerful role. This is particularly true south of Napoleon Road, where commercial activities increase. Vacant land separates a condominium complex and mobile home park of the south from the older houses of the north.<sup>2</sup>

Almost 47% of District 8 consists of vacant land, which buffers the mix of commercial, public, and transportation-related uses found in the south from the residences. This vacant land is zoned for a variety of uses. The southernmost tip of District 8 contains a large block of vacant land zoned for Planned Commercial activities. Just north of this, and contiguous to the Conrail line, are large blocks zoned for Light and General Industrial uses.

District 9 is located in an older section of the City. It contains an intermingling of the older single-family and multi-family homes which are characteristic of older sections of cities. Over 63% of the land in District 9 is used as residential. Because of District 9's proximity to the University, rental units are prevalent. They account for almost 28% of the residential acreage. In 1980, almost 70% of all the housing units in this District were rental units.

Commercial activities, comprising 8.6% of the land in District 9, are located along East Wooster Street, where they provide services to the University and to the highway traffic.

Approximately twelve (12) acres are undeveloped.<sup>3</sup>

District 10 consists primarily of off-campus housing servicing students of the University. In 1980, over 93% of the residences were renter-occupied. Over 66% of the 48 acres of residences are in multi-family units. District 10 has developed considerably since 1970. In 1980, almost 43% of the

<sup>1</sup> U.S. Bureau of the Census, Neighborhood Statistics Program-Narrative Profiles of Neighborhoods in Bowling Green, Ohio, 1980.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

housing stock was ten years old or less.

Approximately four (4) acres of land remain undeveloped in District 10.<sup>4</sup>

District 11 is characterized by a mixture of uses, although residential uses predominate. Of the approximately 123 acres of residential land uses, 68% are single dwelling units, 32% are multi-family units and 76.7% of all residential uses are rentals. Over the past 15 years, single-family dwellings have been constructed immediately north of Napoleon Road, east of South College Drive (Debs Subdivision) and along Vale Court. Multi-family units have been constructed immediately east of South College Drive, on the east side of South Main Street, south of Napoleon Road, on the south side of Napoleon Road west of the CONRAIL, and along Klotz Road, south of Vale Court.

The southward trend of commercial development occurring along Main Street prevails in District 11 as well. It extends from Napoleon Road southward to just past Gypsy Lane Road. Industrial development straddles the Conrail line in the southernmost portion of this District.

Much vacant land remains in District 11. With over 262 vacant acres, it contains the largest amount of open land of all the districts. This land is zoned for a variety of uses, about half of which are zoned for business or industrial uses.

In the very southern portion of District 11, there are large blocks of vacant land that are zoned for General Industrial use. Just northeast of this, and contiguous to the rail line, a large amount is zoned for Light Industrial use. Along Main Street in the southernmost portion of the District, large blocks are zoned for general commercial activities. The remaining vacant land is zoned primarily for residences.<sup>5</sup>

District 12 developed in two general ways. Given its proximity to the University, this District provides off-campus housing to University students. In 1980, almost 97% of the residences were renter-occupied.

Most of the units are multi-family, comprising over 83% of the acres used for residences. More than 47% of the units were built after 1970.

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<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

The District has also developed commercially. Given its proximity to the I-75 interchange, much of East Wooster Street is lined with commercial activity. These are University and highway-oriented commercial activities. Development has extended eastward, toward the City limits.

East of I-75, where the corporation limit has been extended since 1970, there remains a large portion of undeveloped land within District 12. Approximately two-thirds of this land is zoned S-4 for Planned Industrial use, and one-third is zoned S-1 for Planned Residential use.<sup>6</sup>

District 13 is the downtown. Its vitality results from the commercial/retail activities that dominate along Wooster and Main Streets. These activities constitute over 53% of the land in the District.

Residences, accounting for almost 23% of the land, help to retain the charm of this older section of the City. They are split between multi-family and single-family homes.

Completing the mix of uses in this area of Bowling Green where, historically, most activities were drawn, are the public and institutional uses. These include Wood County offices, the City of Bowling Green municipal buildings, various churches, and a post office.<sup>7</sup>

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<sup>6</sup> Ibid.

<sup>7</sup> Ibid.