

S-District Zoning **Site Plan Review**

Process and Requirements



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§ 150.40 S-1, S-2, S-3, S-4, AND S-5 PLANNED DEVELOPMENT.

(A) Purpose. Special districts shall be used to preserve or to create areas with specific functional needs. These functional needs shall include the following.

(1) Residential areas designed for special population groups or housing types. Flexibility in design to create a sound living environment in districts containing multiple-family housing, housing for the elderly, student housing, public housing, and the like, is encouraged. Commercial and institutional services may be incorporated into the district.

(2) Commercial areas, whose individual activities can be designed to relate functionally to each other, to provide adequate parking and circulation, and to provide adequate points of ingress and egress while protecting adjacent activities from adverse effects of the district. Such areas may incorporate commercial activities and residential activities.

(3) Public and institutional activities which can, by orderly location and arrangement of facilities, be more efficient, more accessible to the public, and can promote higher quality of visual and functional design.

(4) Industrial and technical center activities which can, by orderly location and arrangement of facilities, be more efficient and promote a higher quality of visual and functional design and can in an imaginative way include sections devoted to commercial activities and residential activities, all designed to provide adequate points of ingress and egress and to protect each part of the area from adverse effects of the other parts.

(B) Plan required. Any authorized agency of the municipal, county, state, or federal government, or the owner or owners of any tract of land may submit an application to the Planning Commission for establishment of a district contained in this section and the uses and purposes set forth. The application may be accompanied by the site plan set forth in this provision and may be approved at the same time as the zoning change to establish the district. The procedure for zone change shall be the same as for any other district, but either at the time the zone change is requested from the Planning Commission or at such later time. Before a zoning certificate is issued for new construction, alterations, or change of use, the site plan must be approved as set forth in this section.

(C) The S-District site plan submitted shall be composed of the following elements and subject to the following conditions.

(1) The site plan shall consist of the location and design of all buildings, drives, and parking areas. Shown on the plan shall be all building heights, setbacks, and screening as proposed.

(2) A traffic and circulation plan shall show the location and design of all entrances and exits to the site, circulation drives, and parking areas, showing the number of proposed parking spaces. Counts of traffic on all streets adjoining the site shall be listed and a forecast of traffic volumes generated by the site shall be made by competent experts.

(3) All setback, screening, and bulk-density requirements may be modified if approved by the Planning Commission.

(4) Within the limits of the site, buildings may be placed anywhere and not subject to the limitations of the number of buildings stated in § 150.18.

(5) The site shall have adequate access from public thoroughfares and shall provide interior circulation and access to buildings and parking areas. The design and location of driveways, access points, building locations, and parking spaces shall be subject to the review and approval of the zoning inspector and city engineer.

(6) The site shall drain surface water to an approved watercourse or pipe enclosure as reviewed and approved by the Public Works Director and the Utilities Director.

(D) Fees. In order to partially defray the costs of processing an S-District site plan a fee of \$300 must accompany the site plan. This fee is non-refundable and will be deposited in the general fund.

(E) S-District site plan requirements.

- (1) Site bench mark. This shall meet the requirements of Section 12.02 of the Codified Ordinances of the city.
- (2) Existing elevations on site and on adjacent properties. This information shall be sufficient to indicate directions of drainage flow.
- (3) Proposed elevations.
 - (a) Finished grade at the proposed building(s).
 - (b) Parking areas, drives, and street or alley improvements.
 - (c) Finished elevation and location of all grade changes of public sidewalks.
- (4) Locations and sizes of all existing utilities (electric, natural gas, communication, water lines, storm sewers, and sanitary or combination sewers, and the like) and appurtenances thereto.
- (5) Locations and sizes of any existing water and sewer service connections.
- (6) Locations and sizes, types of material, and elevations of proposed sewers and water lines.
- (7) Locations of the proposed tie to the electric system, electric service, and electric load.
- (8) Locations of proposed natural gas and communication lines.
- (9) Drawings shall show all right-of-way lines, property lines, and easements.
- (10) All drawings shall be prepared on reproducible paper.
- (11) All plans shall be drawn to engineer's scale, not to exceed 1:100.
- (12) The drawing shall be prepared by a registered engineer or architect. The name of the engineer or architect shall be included on the drawing. The name of the surveyor shall also be included.
- (13) All parcels of land intended to be dedicated or temporarily reserved for public use, or reserved in the deeds for the common use of property owners shall be indicated.
- (14) The layout of proposed streets, alleys, and easements as well as the location and accurate dimensions of proposed lots shall be included.
- (15) All drawings must include a north arrow and legend that indicates existing and proposed electric, sewers, waterlines, and elevations.
- (16) A note shall indicate that all construction and materials shall meet the requirements of the City of Bowling Green.
- (17) The project plan set submitted in an electronic format compatible with the city's computer assisted drawing program. The electronic copy shall be provided on CD or other media acceptable to the city.
- (18) Complete Stormwater Pollution Prevention Plan forms as required by the Storm Design requirements of the city.
- (19) Plans and calculations addressing storm detention, water quality volume and storm sewers.
- (20) Submission of the site plan shall be made to the Planning Department. Once approved by the Planning Department, the completed site plan shall be forwarded to the Planning Commission.
- (21) After final approval by the city, the developer must supply the city with six (6) prints of the final drawing. Two (2) approved sets of plans will be returned to the applicant and the applicant shall keep one set of approved plans on-site during construction.

§ 150.41 REVIEW AND APPROVAL OF SITE DEVELOPMENT PLAN.

(A) Application for establishment of a special district zone shall be in accordance with the procedures set forth in §§ 150.110 through 150.112.

(B) Once a plan is deemed compliant by the Planning Department, the Planning Commission shall schedule a public hearing on the site plan at its next meeting, with notice of the hearing mailed by first class mail at least 20 days before the date of the public hearing to the owners of the property within, contiguous to, and directly across the street from such parcel or parcels to the address of such owners appearing on the County Auditor's current tax list or Treasurer's mailing list. Planning Commission may request modifications to the site plan, although such requests are not binding. The Planning Commission shall approve the site plan at the conclusion of the public hearing.

(C) Even though special district zoning has been approved for a site, no zoning certificate shall be issued for improvements or construction until approval of the site development plan by the Planning Commission.

§ 150.42 S-1 PLANNED RESIDENTIAL - GENERAL.

(A) Permitted uses.

(1) Single-family dwellings;
(2) Uses allowed in the R-3 District; and
(3) Neighborhood or convenience goods retail sales and services whose location and uses are designed to serve immediate neighborhood residents. Other uses include those activities allowed in a B-1 District. Off- street parking for on-site activities shall be provided as in §§ 150.55 through 150.59. Commercial activities must be located in such a way that primary access is not through residential areas and that commercial activities are screened from living areas.

(B) Conditional uses.

(1) *Cemetery*. Cemeteries subject to the conditions set forth in the R-1 District.
(2) *Golf or country club, lodge, or private recreation club*. A four-foot high screen fence shall be required on all property lines adjoining an R-Residential District. A four-foot high decorative fence, screen planting, or earthen mound shall enclose all parking areas when located in an S-Planned District. The required plan shall show the location of all buildings, drives, parking areas, and fencing or screen planting.
(3) *Mobile home parks*. Mobile home parks subject to the same conditions set forth in the R-4 District.
(4) *Nursing homes, day-care center, nursery schools, rest homes, or homes for the aged*. Nursing homes, day-care centers, nursery schools, rest homes, or homes for the aged subject to the conditions set forth in the R-3 District.
(5) *Fraternity or sorority houses*. Fraternity or sorority houses, subject to one parking space per bed and 60 feet frontage on a major street.

§ 150.43 S-2 PLANNED COMMERCIAL.

(A) Permitted uses.

(1) All uses allowed in the B-2 District;
(2) Multiple-family dwellings, provided that primary access to commercial areas is not through residential areas and that commercial activities are suitably screened from living areas. However, commercial buildings may have residential units located in them on a different story or level from the commercial activities; and
(3) Warehouses, including wholesale warehouses and retail warehouses.

(B) Conditional uses.

(1) *Mobile home parks*. Mobile home parks subject to the conditions set forth in the R-4 District.
(2) *Mortuary*. Mortuaries subject to the conditions set forth in the B-1 District.
(3) *Golf or country club, lodge, or private recreation club*. Golf or country club, lodge, or private recreation club subject to the conditions set forth in the S-1 District.

§ 150.44 S-3 PLANNED INSTITUTIONAL.

(A) Permitted uses.

(1) Public and semipublic activities such as churches, public and private schools and universities, nonprofit institutions, social service agencies, libraries, public and governmental offices and buildings, youth hostel facilities including youth hostel house parents.

(2) Hospitals, clinics and extended care facilities, nursing homes, day-care centers, nursery schools, rest homes, or homes for the aged.

(B) Conditional uses.

(1) *Airports and landing fields.* Airports and landing fields subject to the conditions set forth in the M-1 District.

(2) *Cemetery.* Cemeteries subject to the conditions set forth in the R-1 District.

(3) *Golf or country club, lodge, or private recreation club.* Golf or country club, lodge, or private recreation club subject to the conditions set forth in the R-1 District.

§ 150.45 S-4 PLANNED BUSINESS PARK.

(A) Purpose. This district is intended to provide for office and industrial uses having a minimal impact upon the surrounding environment in areas that are suitable for office and industrial development by reason of their location and the availability of adequate utility and transportation systems. Uses established in this district will be developed in a business park setting.

(B) Permitted uses.

(1) Bakeries and bottling plants;

(2) Truck and motor freight terminals;

(3) Moving and storage companies;

(4) Compounding, processing, and packaging of meat, dairy and food products, exclusive of slaughtering;

(5) Manufacturing and/or assembling of electrical and electronic products, components, and equipment;

(6) Machine shops and tool die shops;

(7) Electric substations, equipment buildings, electric transmission lines, and electric towers;

(8) Gas regulator and gas meter stations;

(9) Water filtration and pumping stations;

(10) Sanitary sewer treatment plants and pumping stations;

(11) Printing, binding, and typesetting plants;

(12) Research and engineering laboratories;

(13) Commercial radio and television transmitting stations and antenna towers;

(14) Sign painting and manufacturing;

(15) Stamping plants;

(16) Manufacture of computers and manufacture, duplication, and/or shipping of computer software;

(17) Manufacture of plastics;

(18) Manufacture of cosmetics;

(19) Other manufacturing, processing, assembling, or compounding operations processing characteristics similar to those uses listed in this section;

(20) Offices and corporate headquarters;

(21) Warehouses and wholesale warehouses; and

(22) Such manufacturing uses may have a retail outlet provided the products offered for sale are manufactured on site. For example, a manufacturer of furniture may offer retail sales of tables manufactured on site, but not chairs manufactured at another site.

(C) Conditional uses.

(1) Indoor sports training facility, which may include an accessory retail shop for the sale of related equipment, subject to the following conditions:

(a) The construction required to accommodate the facility shall not permanently alter the building so that it cannot be reused for industrial, office or business purposes.

(b) The applicant must submit a report as part of the zoning permit application from an architect, engineer or contractor indicating the building is suitable for use as an indoor sports training facility and any building modifications required would not preclude the building's reuse for industrial, office or business purposes.

(c) Buildings and use subject to city inspections for zoning compliance.

(d) A change-in-use permit is required and approval based on compliance with city ordinances.

(D) Prohibited uses. All the following uses are expressly prohibited in the S-4 District:

(1) Fertilizer manufacture and animal rendering;

(2) Stockyards;

(3) Petroleum refineries and storage areas;

(4) Nuclear power plants;

(5) Paper mills;

(6) Hay mills;

(7) All retail sales unless such sales are of products manufactured on site; and

(8) All residential uses.

(E) Compliance. Compliance with the state environmental protection agency with respect to discharges into the atmosphere and into any drainage system shall be a requirement for any permitted use.

(F) Property retaining permitted and conditional uses. The 74.01 acres of property located at the southwest corner of State Route 105 and South Dunbridge Road, presently zoned S-4 Planned Industrial, shall retain the permitted and conditional uses, and bulk and density requirements applicable to such property under the terms of the S-4 Planned Industrial District, zoning regulations in effect as of June 1, 1993 and shall not be affected by any revisions to the zoning regulations regarding the permitted and conditional uses, and the bulk and density regulation requirements, of the S-4 Planned Industrial District, enacted after June 1, 1993. The intent of this division (F) is to continue the permitted and conditional uses, and bulk and density regulation requirements, of the S-4 Planned Industrial District with respect to such property, which has been zoned S-4 Planned Industrial since September 15, 1980.

§ 150.46 S-5 PLANNED RESIDENTIAL - LIMITED.

The following are the only permitted uses:

(A) Single-family dwellings;

(B) Multiple-family dwellings of four units or less;

(C) Condominium buildings of four or fewer units;

(D) Vehicular storage buildings accessory to uses 1, 2, or 3 herein; and

(E) Community or recreation buildings accessory to uses (A), (B) and (C) herein.