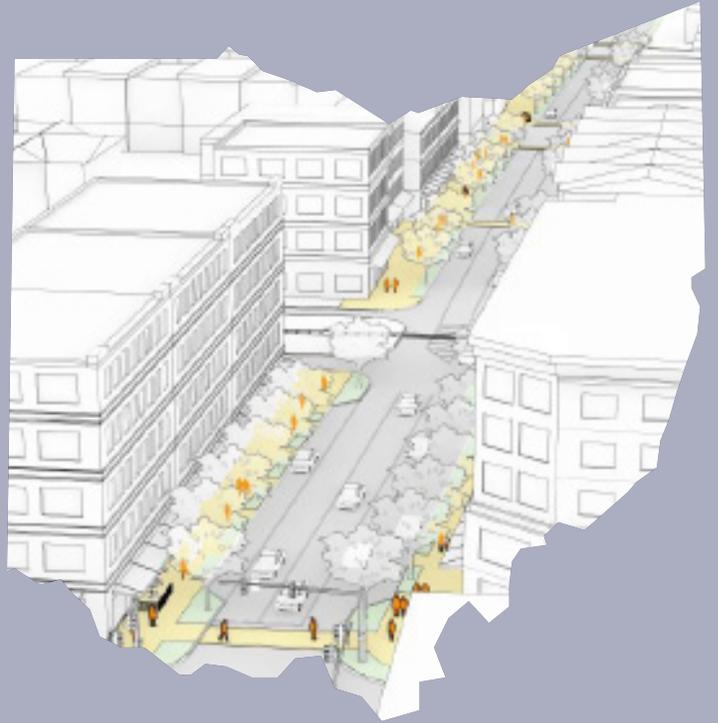


BG



**BOWLING GREEN**

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**GATEWAY DISTRICT**

# BG GATEWAY DISTRICT

## SECTION 150.49

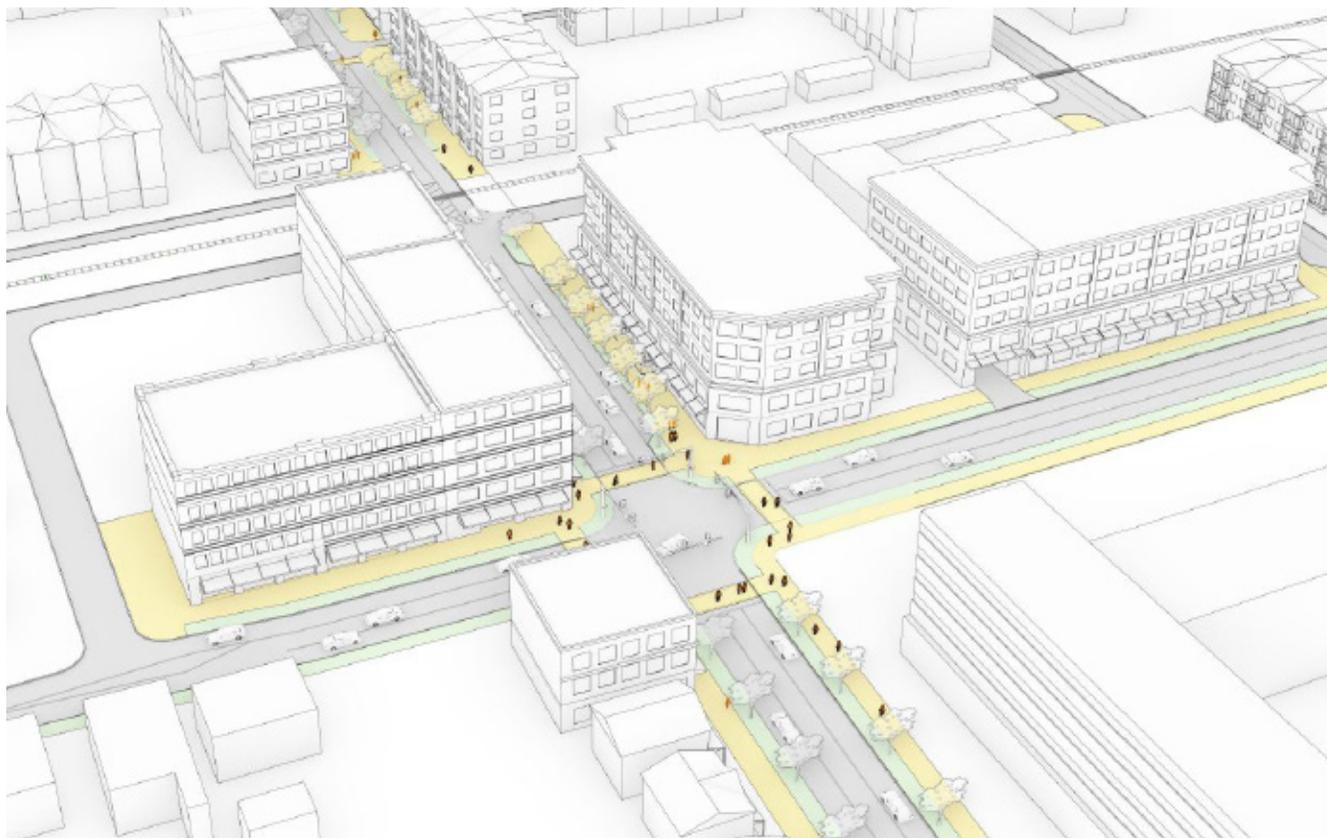


Figure XX: Illustrative view of desired development pattern looking west along E. Wooster Street at the intersection of Manville Avenue/Thurstin Avenue.

### 1. Intent

The Bowling Green Gateway District (“BG Gateway District”) is established to promote the development of a higher intensity, urban neighborhood center along E. Wooster Street between Manville Avenue/Thurstin Avenue and Enterprise Street serving as a gateway and vibrant connection between Bowling Green State University and Downtown Bowling Green. The BG Gateway District respects existing surrounding development patterns while promoting desired development patterns along this important gateway.

The following are the characteristics of the BG Gateway District that these regulations advance:

- A mixture of storefront retail, professional offices, and dwelling units located in residential buildings and in the upper stories or rear of mixed-use buildings;
- Buildings with active building façades set at or close to the sidewalk; and
- Pedestrian-oriented scale development with sidewalks wide enough for activation and regularly-spaced street trees that promote a walkable environment.

## 2. Applicability

This Section contains the use regulations for all property and development standards for new construction within the BG Gateway District. The BG Gateway District includes an approximately four-acre major development site at the northwest corner of Manville Avenue/Thurstin Avenue and E. Wooster Street (“Major Development Site”). The Major Development Site forms the entrance gateway to the East Wooster mixed-use corridor and extends north along Thurstin Avenue to East Court Street, which is also well-traveled by students and daytime workers. This Section contains specific use and development regulations applicable to the Major Development Site. Except as otherwise set forth herein, all regulations of the City of Bowling Green Zoning Code (“Zoning Code”) shall apply to the BG Gateway District, and where conflicting, the provisions of this chapter shall govern and control. All section and figure references herein shall be to the Code of Ordinances of the City of Bowling Green, Ohio.

## 3. Graphic Illustrations

Graphics are used throughout this Section to illustrate the development standards. Graphics are illustrative and are not regulatory unless expressly stated as such.

## 4. Definitions

The following definitions apply to terms found within this Section. Please see Zoning Code Section 150.03 for definitions of all other terms not specifically defined below:

Term	Definition
Artisan Manufacturing	The preparation and manufacture of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items as an accessory use.
Attached Single-Family	Two dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof.
Building Identification Sign	A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.
Building Transparency/Fenestration	The area of a façade composed of fenestration, typically measured as a percentage.
Conference Center	A facility used for service organizations, business and professional conferences, and seminars limited to accommodations for conference attendees. The accommodations can include sleeping, eating, and recreation.
Penthouse Height (Max. Ft.)	An enclosed roofed structure extending not more than 12 feet above the roof of a building and having an area not exceeding more than 25 percent of the area of the floor immediately below. A penthouse shall not be construed as a story.
Primary Facades	Exterior walls of a building that are adjacent to or front on a major street, park, or plaza.
Projecting Sign	A sign attached to and projecting out from a building face or wall, generally at right angles to the building.
Residential Amenities	Ancillary uses supporting a residential multi-family or condominium building including leasing and management offices, exercise facility, club or common room, or other common area amenities open and available only to the residents of the building and their guests.
Storefronts	Display windows of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public, or adjacent public or private property.
Upper Floors	Above the first floor or ground floor of a building.
Wall Sign	A sign attached to the exterior wall of a building.

## BOWLING GREEN GATEWAY DISTRICT

### 5. Permitted Uses

The following uses are permitted within the BG Gateway District either throughout the whole building, on the street level or first floor of the building, or within the upper floors as indicated below. Permitted accessory uses are also listed below. Any use not expressly permitted herein is prohibited.



Figure XX: Regulatory graphic illustrating of uses permitted within multi-story buildings.

# PERMITTED USES

## WHOLE BUILDING USES\*

A

Conference Center  
Hotel  
Professional Offices

\*Single-use buildings are not permitted on the Major Development Site.

## STREET LEVEL / FIRST FLOOR USES

B

Bar or Tavern  
Barber Shop or Beauty Shop  
Child Day-Care Center  
Conference Center  
Day Spa  
Limited Commercial  
Restaurant  
Retail Sales  
Professional Offices  
Retail Services

## UPPER FLOOR USES

C

Condominium(s)  
Efficiency Apartment(s)  
Multiple-Family Dwelling(s)  
University-Related Residential  
Conference Center  
Hotel  
Professional Offices

## ACCESSORY USES\*

Artisan Manufacturing  
Check-In Services for a Hotel  
Home Occupation  
Residential Amenities  
Swimming Pool  
Parking Lot  
Parking Structure

\*The Major Development Site shall have structured parking only; provided, however, up to 10% of the total parking area may be located on surface parking areas in the rear of buildings.

# LOT AND SITE STANDARDS

## 6. Lot and Site Standards

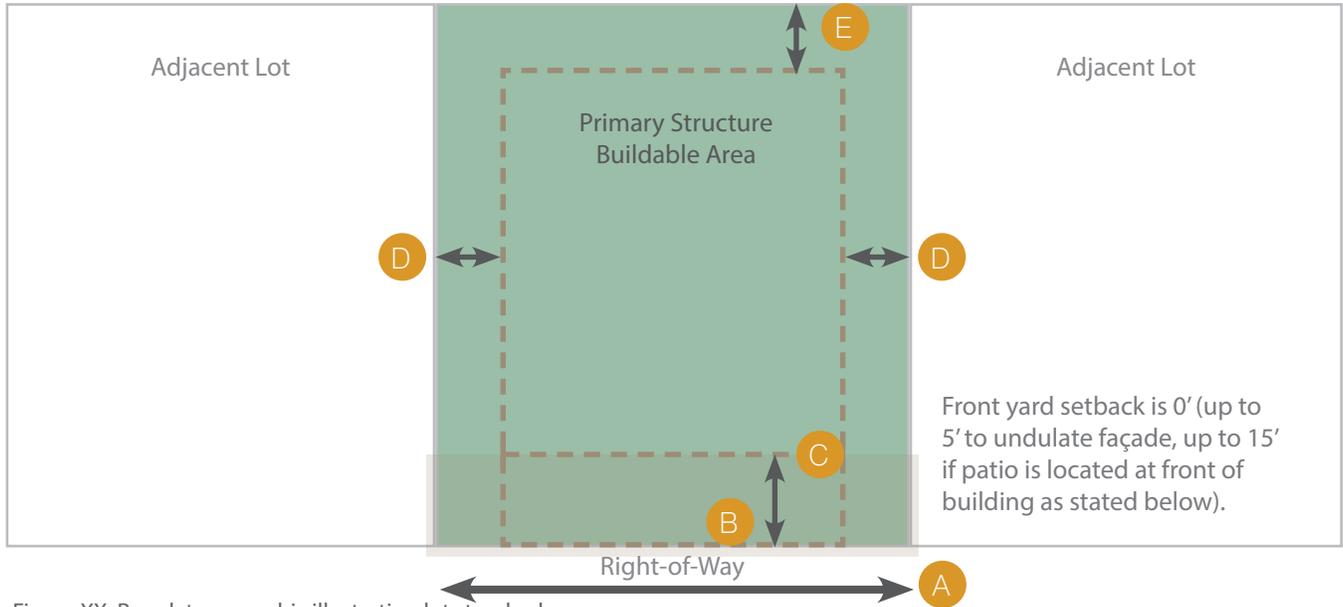


Figure XX: Regulatory graphic illustrating lot standards.

Lot Dimensions	BG Gateway	
Lot Width (Min. Ft.) - For New Lots	120	A
Front Yard Setback (Min. Ft.)	0	B
Front Yard Setback (Max. Ft.)	0*	C
	*Front yard setbacks may vary by up to 5 feet to undulate the façade to provide variety and interest. Maximum front yard setbacks can be increased to 15 feet if outdoor patio included for front yard activities such as outdoor dining.	
Side Yard Setback (Max. Ft.)	20	D
Rear Yard Setback (Ft.)	30 max. if abutting commercial use; 20 min. if abutting residential use	E

# LOT AND SITE STANDARDS



Figure XX: Illustrative view of building placement and desired development pattern looking west along E. Wooster Street at the intersection of Manville/Thurstin Avenues.

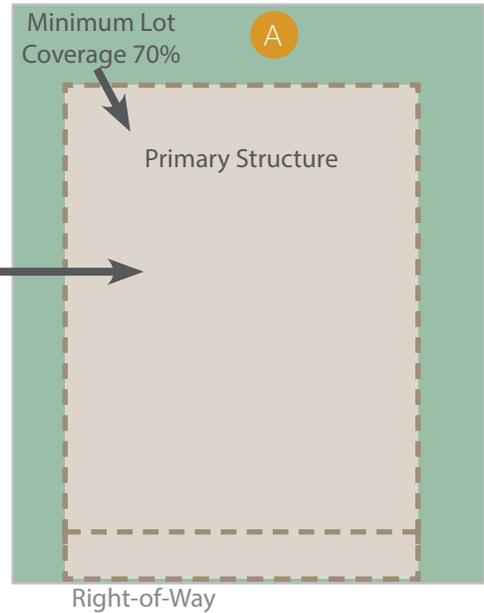


Figure XX: Regulatory graphic illustrating lot coverage standard

Site Standards	BG Gateway	
Min. # Residential Units per Acre	12; 20 on the Major Development Site	
Lot Coverage (Min.) - (including paved areas)	70%	A
Parking Location	Structured parking within or below building; surface parking permitted in rear yard only. Major Development Site shall have structured parking only; provided however, up to 10% of total parking may be located on surface parking areas in the rear of buildings.	
Bicycle Parking	For new construction, a minimum of 10 bicycle parking spaces shall be provided for each primary structure.	
Landscaping and Buffering	Where a property abuts an 'R' zone (R-1, R-2, R-3, R-4, R-5), a 10' foot buffer yard must be provided along the lot line(s) shared with adjacent 'R' zone property as set forth in Figure 150.29-A - Boundary Buffer Yard (Note: not specific to gas stations). Parking lots shall include a streetscape buffer as set forth in Figure 150.55(l). All new construction fronting a major street shall include streetscape planting along the entire frontage including one canopy tree per 20 feet of linear frontage and outside of any visibility triangle. Canopy trees are more fully described in Section 150.29(C)(1)(d).	

# MASSING & FACADE

## 7. Massing and Facade Standards



Figure XX: Illustrative graphic of massing and facade elements along the BG Gateway District.

Massing & Façade		BG Gateway
Building Massing	Buildings shall have a strong unifying horizontal expression over the ground level retail area.	
Building Height (Max. Ft.)	60; see also Building Corners in Section 8 below	
<p><b>A</b></p> Primary Facades	<ul style="list-style-type: none"> <li>Not less than 70% of a primary frontage must be devoted to front facade. No service drive curb cuts are allowed within the building street wall frontage. Building entrances shall be at the front facades and articulated as significant public entrances and may be emphasized with canopies, awnings, or similar features. The maximum length of any segment of a street-fronting ground floor façade without transparency shall be 20 feet.</li> </ul>	
<p><b>B</b></p> Façade Materials	<ul style="list-style-type: none"> <li>Front and side facades shall be of the same or similar materials and of a similar level of detail.</li> <li>Upper floor and recessed areas may utilize materials differing from other floors to provide unique expression. Building facade materials shall be high quality and durable. Required materials include any combination of the following: brick; stone; high-quality precast concrete; metal and glass; and preapproved newly developed materials as may present themselves in the future. Wood, corrugated metal, and aluminum may be used as storefront and trim materials. Vinyl siding is prohibited on any facade.</li> <li>Buildings may express uniform usage of materials, or may differentiate major building segments by using various materials per segment only when substantial physical breaks and planar offsets are incorporated at segment points to appear as a row of buildings.</li> </ul>	

BOWLING GREEN GATEWAY DISTRICT  
**BUILDING DESIGN ELEMENTS**

8. Building Design Elements



Figure XX: Regulatory graphic illustrating design elements and desired building form.

Design Elements	BG Gateway	
Railings and Decorative Elements	Required materials: Iron; metal; or powder-coated aluminum	A
Retail Floor to Floor Heights (Min. Ft.)	16	B
Building Corners	Building massing should be more prominent at the corners at intersections and building corner height may be increased by up to 10 feet above the building height maximum to articulate and celebrate these key gateway corners. At building corners and façade segments at spaces between buildings, change of materials, projections and delineating features and additional height are allowed and encouraged.	C
Building Rooflines	Predominant roof form shall be flat and parapeted. Vertically projecting elements or elevated sloped roof forms are allowed at prominent building corners. Roofs shall be considered a visible elevation and shall be designed with features, materials and patterns that reflect the character of the building.	D

# BUILDING DESIGN ELEMENTS



Figure XX: Illustrative graphic of view facing east along E. Wooster Street at intersection of Enterprise Avenue.

Design Elements	BG Gateway
Building Transparency/ Fenestration	Building fenestration at floors above street level shall include a minimum of 40% openings or windows. While punched windows are encouraged, substantially increased openings or all-glass walls are allowed in recessed or special corner feature areas. Reflective or dark tinted glass is prohibited. Street level storefronts shall have transparent glass.
Storefronts	<ul style="list-style-type: none"> <li>• Storefronts shall be provided for no less than 70% of the length of each street-fronting ground floor primary facade.</li> <li>• Storefront sills shall be no higher than 3 feet above the adjacent sidewalk and tops of storefront openings shall be no less than 10 feet above the adjacent sidewalk.</li> <li>• All ground level retail shall have its own entrance opening directly to a street. Storefronts shall continue at the exposed side of buildings for no less than 40 feet from the front facade.</li> </ul>
Balconies	None allowed facing E. Wooster Street or Thurstin Avenue
Gutters	Flat roofs should drain to internal roof drains and/or to the rear leaving street-fronting façades free of gutters and downspouts. Roofs may be occupiable and embellished for amenity use. Stair and elevator access to roof shall be integrated into the core architecture.
Lighting	Lighting shall be aimed downward at the building such that no light projects above the fixture. Building lighting should be mounted at 8 feet or higher.

BOWLING GREEN GATEWAY DISTRICT  
**SIGNAGE STANDARDS**

Design Elements	BG Gateway
Building Equipment	No mechanical or utility equipment may be located within 20 feet of the street-fronting façade or corner. No mechanical systems shall be visible from any street. Unit exhaust and louvers are not allowed on façades - systems shall route through roof.
Drive-In/Thru	Drive-in or drive-thrus are only permitted if approved as a conditional use, and, if permitted, the order/pick-up windows shall only be located on the rear or one side of a building.

### 9. Sign Types

Within the BG Gateway District, signage standards promote signs that are oriented toward the pedestrian and ensure that signage is harmonious with the desired aesthetics for the District. The following signs are permitted in the BG Gateway District. No other sign type shall be permitted in the District.

TWO OF ANY OF THE FOLLOWING BUILDING SIGNS ARE PERMITTED (SELECT UP TO TWO DIFFERENT SIGN TYPES)	
Sign Type	Maximum Permitted
Projecting	1 per storefront entrance; 1 per building entrance
Awning	1 per storefront entrance; 1 per building entrance
Wall	1 per storefront entrance
ONE OF ANY OF THE FOLLOWING NON-BUILDING SIGNS ARE PERMITTED PER BUILDING (SELECT ONE)	
Sign Type	Maximum Permitted
Building Directory Signs	1 per building entrance the top of which shall be no higher than the top of the adjacent entrance door and lit only by direct lighting
Entranceway Sign	See Section 150.03 "Entranceway Sign"
A-Frame Sign	1 per business; one side of the sidewalk not blocking pedestrian access

# BOWLING GREEN GATEWAY DISTRICT

## SIGNAGE STANDARDS

### 10. Sign Standards

The following standards are specific to the three permitted building sign types within the BG Gateway District. Graphics below are illustrative:

#### PROJECTING SIGN

Location (Min. Height above grade) (Ft.)	7
Extension beyond building façade (Max.) (Inches)	9
Angle at façade (Degrees)	90
Materials	Wood or Metal
Sign Face Area (Max. Sq. Ft.)	12
Lighting	Direct



#### AWNING SIGN

Sign Face Area (Max.)	See Section 150.66(D) and (F)
Materials	Fabric or metal
Lighting	Direct
Additional Awning Standards	Awnings are allowed over storefront windows and doors. No awning may be substantially wider than the storefront it covers. Awnings should provide no less than 8 feet clearance above sidewalks. Awnings must be hung from the building façade and may not be supported by columns on the sidewalk.



BOWLING GREEN GATEWAY DISTRICT  
SIGNAGE STANDARDS

WALL SIGN

Area (Max.) (Sq. Ft.)	Same as B-3 district; See Section 150.66(D)
Materials	Wood or metal frame; face of wood or metal
Lighting	Direct by gooseneck; shadow lit
Location	Primary facades only

