

LU-8 Policies regarding Development in Growth Focal Points

C. LLC-Lovers Lane Corridor- General Policy Guidance for Growth Focal Points

LLC-1 All development in the Lovers Lane Road Corridor shall conform to the adopted Future Land Use Map unless evidence can be presented that the proposed use is in compliance with the policies of the Lovers Lane Road Corridor Policy Plan and the Comprehensive Plan.

LLC-2 All residential development and re-development should be compatible with existing neighboring residential uses. This relates to density, lot sizes, housing type and style, exterior building materials, as it adjoins existing developments. Open space should be provided throughout and between future developments.

LLC-3 All single family and multi-family residential development shall provide curb, gutter, and sidewalks, including potential linkages to the Bowling Green-Warren County Greenways System.

LLC-4 All new non-residential uses should be of appropriate scale and character, and should be compatible with the surrounding residential uses and densities. All new non-residential development should also be compatible in style and building materials to surrounding developments.

LLC-5 To ensure compatibility of existing and future land uses and to enhance the open and scenic character of the Lovers Lane Road Corridor, commercial and industrial land uses should be limited along the new KY 880 highway corridor between Cemetery Road and Scottsville Road. Such development would follow the concepts in creating a high quality, visually stimulating, green corridor as set forth in the adopted overlay district standards. All future development should be designed to preserve all natural features such as trees and large tree lines, streams, ponds, etc.

LLC-6 All freestanding signs shall be limited to architectural designed monument signs. Interchange signs and off-premise billboards shall be prohibited in the adopted corridor.

LLC-7 Any edge of a non-residential site which abuts a residential district or use must be landscaped and screened.

LLC-8 Lighting in commercial areas should be compatible with the surrounding property uses. Lighting should be directed away and shielded from any adjacent and nearby residential uses and be focused on the intended property only, in order to prevent light trespass. Lighting should be uniform and consistent in design with surrounding developments.

LLC-9 Direct access to Lovers Lane shall be limited. Access from interior local streets within the overlay district shall be strongly encouraged.

LLC-10 Heavy Industrial development within the Lovers Lane Road Corridor shall be severely limited to southernmost portion of Lovers Lane Overlay Boundary.