

APPENDIX 3: POLICY PLANS

Policies Regarding Development in Rural Village Focal Points

ORV-Oakland Rural Village-General Policy Guidance

ORV-1 New development should be planned to contribute to the maintenance and enhancement of the overall quality of life in the community.

ORV-2 The rural village appearance of the primary entrance corridors into the City of Oakland should be preserved and maintained.

ORV-3 To help prevent premature development of land at urban densities, the maintenance of agricultural land use on a permanent basis is encouraged.

ORV-4 Development of any urban density residential or commercial development should be consistent in size and scale with the rural character of the landscape.

ORV-5 Development of new recreation opportunities should be pursued and should offer linkage to the proposed Greenbelt system Master Plan of Warren County.

ORV-6 New development must be consistent with any overlay district adopted for any portion of the Focal Point.

ORV-7 New commercial development within the Oakland Focal Point should be of a neighborhood scale in size, character, and use.

ORV-8 New industrial development within the Oakland Focal Point is not encouraged.

SG-Smiths Grove Rural Village-General Policy Guidance

SG-1 To ensure orderly development of vacant tracts and in-fill sites within the City of Smiths Grove, the Future Land Use Map should guide all zoning and development decisions.

SG-2 Infill residential development should reflect the character of the neighborhood with regard to size, scale, setbacks, and architecture.

SG-3 New single family residential development of greater than 10 units should be limited in density to no more than 4 units per acre.

SG-4 All new residential development must have sidewalks, curb, and gutter.

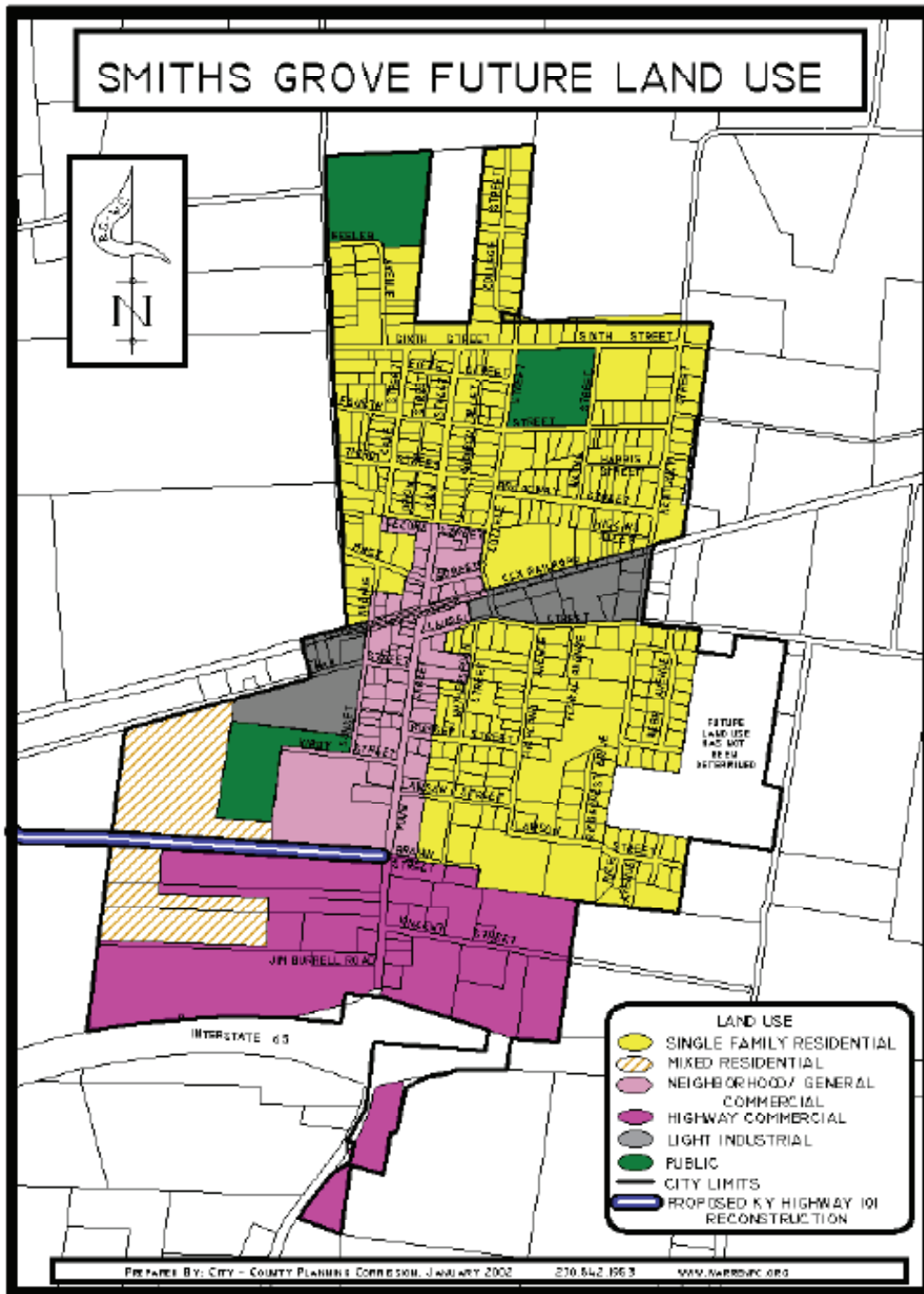
SG-5 New multi-family residential development shall be limited to two-family and townhouses only.

SG-6 Highway commercial development should be limited to the area designated on the Smiths Grove Future Land Use Map.

SG-7 Smiths Grove has a unique tourist market in its antique district and this niche should be encouraged to continue by allowing the mixed use of residential and antique businesses.

SG-8 Commercial development in areas outside of the Highway Commercial district should be limited to a neighborhood size, scale, and type.

SG-9 Only Light Industrial development and uses should be allowed and should be limited to the area designated on the Smiths Grove Future Land Use Map.



WD-Woodburn Rural Village-General Policy Guidance

WD-1 New development should be planned to contribute to the maintenance and enhancement of the overall quality of life in the community.

WD-2 The primary entrance into the City of Woodburn should be improved with additional landscaping, streetscaping, and pedestrian linkages. The rural village appearance of the secondary entrance corridors into the City of Woodburn should be preserved and maintained (Exhibit 23-Woodburn Rural Village Focal Point Plan).

WD-3 Development of new recreation opportunities should be pursued and should offer linkage to the proposed Green Belt system of Warren County.

WD-4 Infill residential development should reflect the character of the neighborhood with regard to size, scale, setbacks, and architecture.

WD-5 New residential development on sanitary public sewer of greater than 10 units should be limited in density to no more than 4 units per acre.

WD-6 All new residential development must have sidewalks, curb, and gutter.

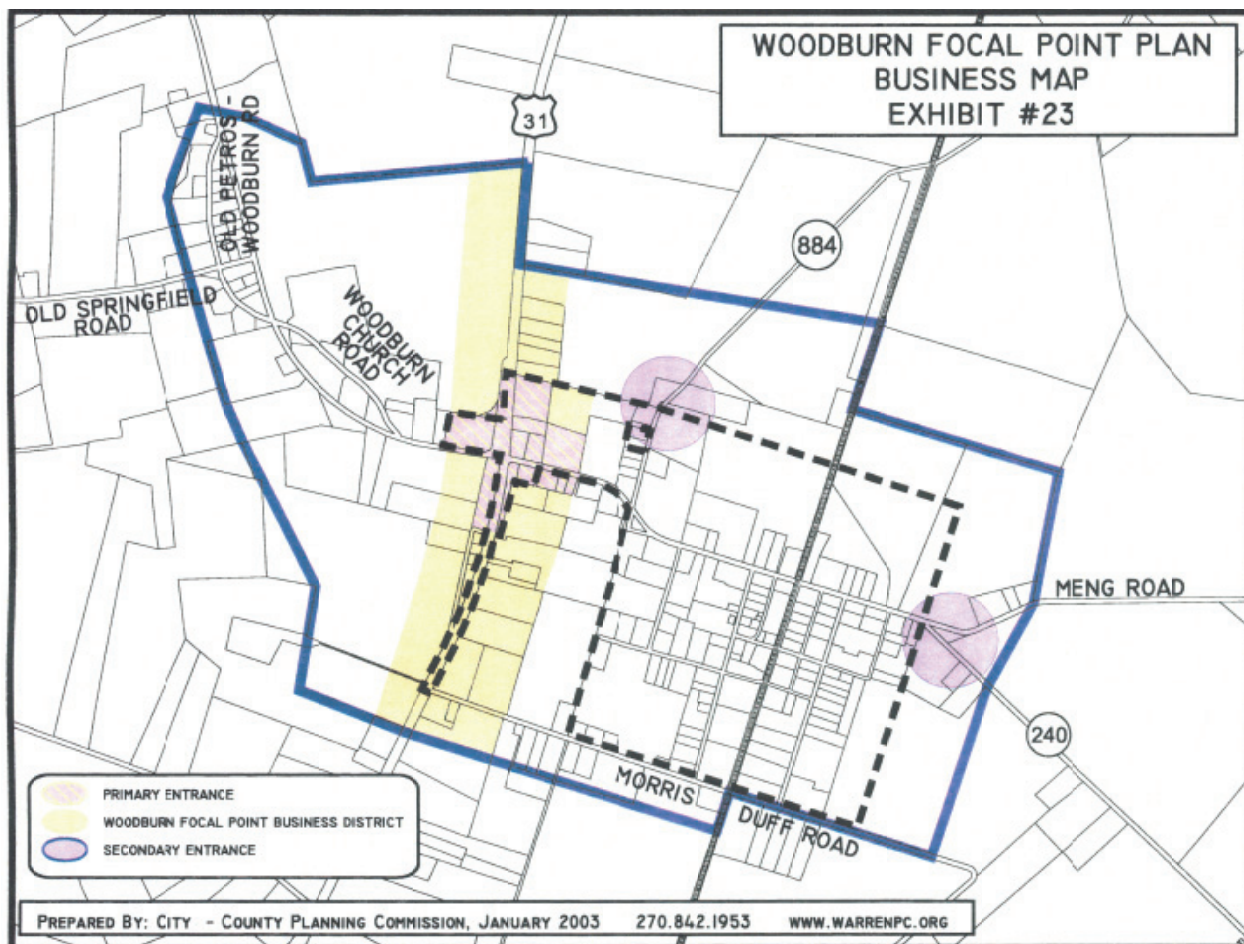
WD-7 All new residential development on septic tanks or septic systems must have a minimum lot size of one (1) acre.

WD-8 Commercial and Industrial Development should be limited to the Woodburn Business District area designated along the 31-W corridor (Exhibit 23-Woodburn Rural Village Plan).

WD-9 All new Commercial and Industrial Development must have sidewalks, curb, and gutter; additional buffering/landscaping and signage controls should also be incorporated within this district.

WD-10 Commercial development in areas outside of the Woodburn Business District should be limited to a neighborhood size, scale, and type (Exhibit 23-Woodburn Rural Village Plan).

WD-11 Only selected Industrial development and uses should be allowed in the Woodburn Business District (see Exhibit 23-Woodburn Rural Village Focal Point Plan).



Policies Regarding Development in Growth Focal Points

CRC-Cemetery Road Corridor-General Policy Guidance for Growth Focal Points

CRC-1 All development in the Cemetery 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 Cemetery Road Corridor Policy Plan and the Comprehensive Plan.

CRC-2 All residential development and re-development should be compatible with existing neighboring residential uses.

CRC-3 All single family and multi-family residential development shall provide curb, gutter, and sidewalks (or other means of pedestrian circulation and linkage to the greenways system).

CRC-4 All commercial uses should be of neighborhood scale and character, and should be compatible with the surrounding residential uses and densities.

CRC-5 To ensure compatibility of land uses and to preserve the residential character of the Cemetery Road Corridor, O/P (Office and Professional) land uses should be encouraged along the

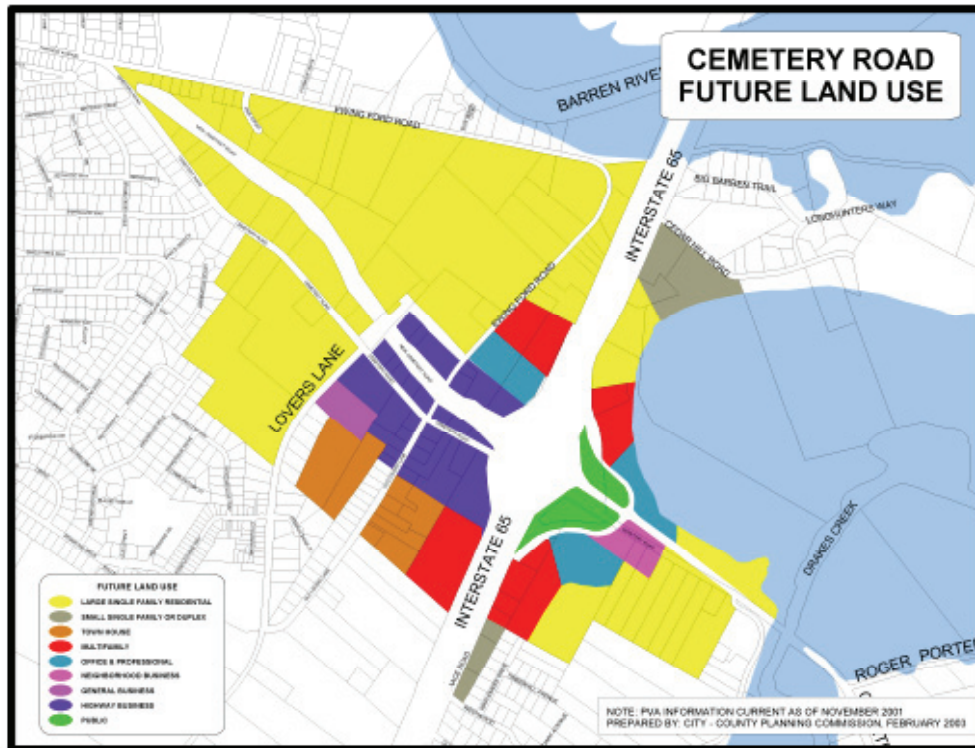
new KY 234 highway corridor between Lovers Lane and Cumberland Trace.

CRC-6 Interchange signs and off-premise billboards shall be prohibited in the adopted corridor.

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

CRC-8 Lighting in commercial areas should be compatible with the surrounding property uses.

CRC-9 Industrial development within the Cemetery Road Corridor shall be prohibited.



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.

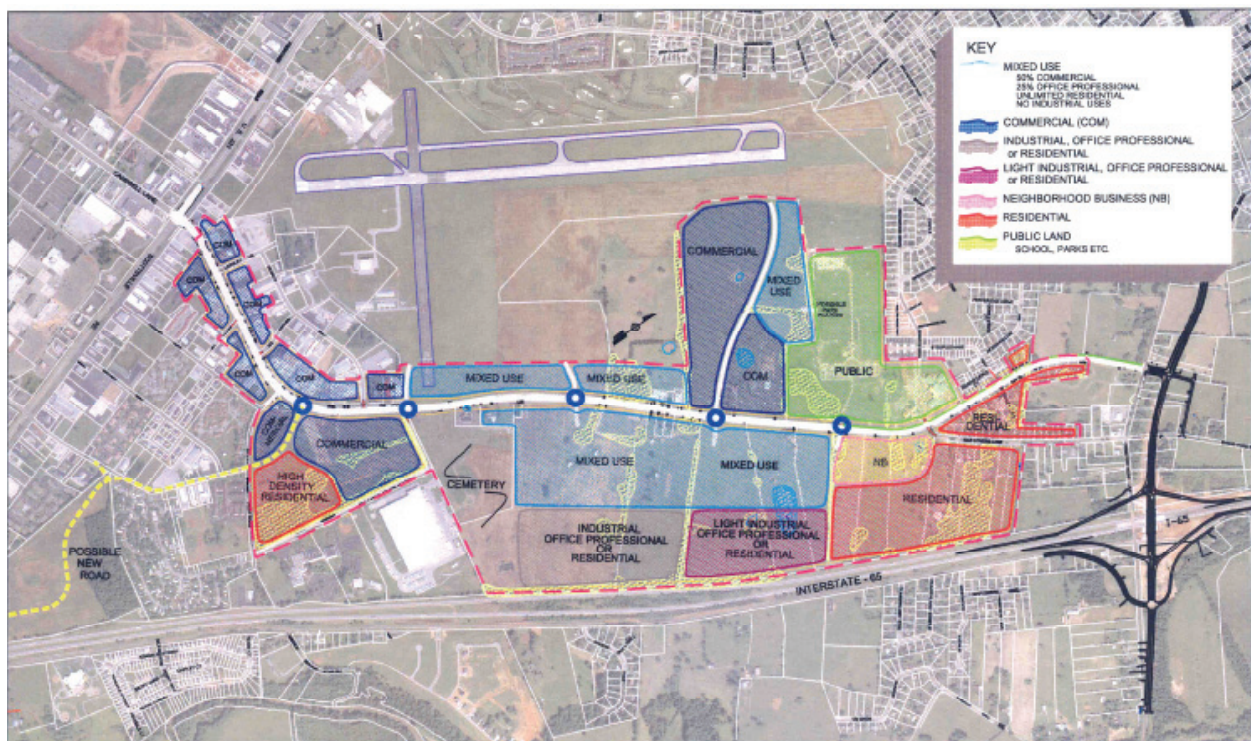
LLC-6 All freestanding signs shall be limited to architectural designed monument signs. Interchange signs and off-premise billboards shall be prohibited in the adopted corridor.

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.



WV-Walnut Valley-General Policy Guidance for Growth Focal Points

WV-1 To maximize the use of land in the Focal Point in the most efficient and effective means possible and to provide for an attractive and cohesive development, minimum design standards should be required and incorporated into all General Development Plans submitted for consideration:

a. All new streets should have curbs, gutters, and sidewalks. Streets, utilities, and drainage features should be of adequate capacity to serve the proposed development. No lot should be developed without connecting to public sanitary sewer. All utility lines should be placed underground. A property owner could offer to upgrade or otherwise provide adequate facilities to support the proposed intensity of the development. Public facilities already included in an adopted Capital Improvements budget could be considered a demonstration of adequate capacity if properly timed with anticipated construction of the development.

b. A minimum of 50 percent of all required parking should be to the rear of the front building line for office, commercial, and multi-family development. Parking should not be located within any required building setback line. The General Development Plan must provide for vehicular access and internal circulation to adequately support the operational needs of the development itself in a manner which maintains and protects the operational integrity of the community’s major streets and highways. Further, the traffic circulation system should be designed in a manner which directs commercial traffic away from residential streets.

c. Any project should be designed and developed in a manner that will not impair the reasonable long term use of nearby properties in fulfillment of the land use policies of this Focal Point Plan and the Comprehensive Plan.

d. Any General Development Plan should be designed to afford opportunity for eventual implementation of the Greenbelt System Master Plan for Warren County and Bowling Green. It should take all reasonable measures to protect the visual and operational integrity of an existing or proposed green way corridor by means of sensitive orientation and placement of improvements to the land and the protection of mature vegetation and natural land forms. All reasonable measures should be taken to incorporate features of historical or archaeological significance into the design and development of each General Development Plan in a manner which contributes to the protection and preservation of those features.

WV-2 The Focal Point Plan is intended to encourage highly urban residential development offering a variety of styles, design, size, and tenancy. Highly urban residential development is encouraged on the majority of land while preserving the prime space for planned shopping centers to be built when the market is right. Residential design standards, in addition to the general standards listed above, are recommended as follows:

a. Residential development should be compatible with adjacent land uses. New development should not exceed the overall density of adjacent development by more than 50 percent.

b. To create visual interest in single family residential neighborhoods, no single facade or elevation should be repeated on adjacent lots or more than twice within the same block.

Variation in exterior building covering material is encouraged.

c. To encourage the development of rear service drives, no more than 25 percent of the units should utilize front loaded garages. The garage portion of any house structure should have staggered alignment extending beyond the front building line of the house or recessed back from the front building line of the house.

d. The minimum lot size normally required for the zoning district could be lessened so long as the net residential density of the development is not greater than that allowed by a conventional lot arrangement. Lot widths at the building line may vary depending on the topography, but the average of widths should meet the minimum under the specific zoning district.

e. A minimum of 20 percent of the tract to be developed should be set aside and maintained as open space. All open spaces should interconnect by a minimum of a three feet wide walking trail. Actual construction of paved walking trails dedicated to public use may substitute for some portion of the minimum open space requirement. Likewise, dedication, and acceptance by a public entity, of a portion of land for a public purpose may substitute acre for acre for the minimum open space requirement.

f. To prevent future traffic complications, no residential lot should directly access the proposed collector street referred to herein as "Southern Parkway" or the major arterial US68/ KY80.

g. In order to provide for the development of housing that is affordable to residents throughout the community, incentives should be considered for construction of such within the Focal Point area. These incentives may include some density or other bonus for a commitment to providing affordable housing.

h. Multi-family developments should be under a singular management unless the development is undertaken under condominium ownership provisions.

WV-3 Highly urban commercial development contains pre-planned, fully developed, multiple tenant centers of 100,000 square feet or more with separate access and parking, rather than freestanding, independent commercial buildings. Strip commercial development is more dependent on traffic volume along its frontage than on the amount of resident population within an immediate service area. Moderate cost land fronting highly traveled streets is becoming increasingly rare in Bowling Green. As a result, the Focal Point area is under significant pressure for strip development of highway oriented business. Commercial standards, in addition to the general standards listed previously, should include:

a. To ensure the quality of commercial development in the Focal Point, minimum acceptable design standards should be established. All building exterior facades and materials should be reviewed by a committee of professionals such architects, planners, and others.

b. Commercial zoning should be limited to Planned Unit Development, Office/Professional, Neighborhood Business, and General Business.

c. To ensure visual compatibility and suitability in all commercial zoning districts, except Planned Unit Development, signage should be limited to two signs, one freestanding and one wall sign, per property. Any freestanding sign should be ground-mounted, monument style with proper landscaping; the sign should be set back from the road sight triangle as to prohibit obstruction of view. Free-standing pole signs must be prohibited. For Planned Unit Development, one ground-mounted, monument style sign should be allowed on each street frontage; the sign should carry the name of the shopping center only. Each tenant in the Planned Unit Development should be allowed one wall sign. Billboards and temporary signs must be prohibited within the Focal Point.

d. Lighting in commercial areas should be compatible with the surrounding property uses. It should be directed away from any nearby residential uses and focused only on the intended property.

Policies Regarding Development in Neighborhood Focal Points

CRN-Cedar Ridge Neighborhood-Policy Guidance for Neighborhood Focal Points

CRN-1 All new development within the Cedar Ridge Neighborhood shall be single family residential or public and shall be planned to contribute to the maintenance and enhancement of the overall quality of life in the neighborhood.

CRN-2 All new residential or public development should reflect the character of the neighborhood with regard to size, scale, setbacks, and architecture.

CRN-3 All new residential development should have sidewalks, curb, gutter, and underground utilities.