

## **SUMMARY OF GENERAL CHANGES (DOES NOT INCLUDE SIGNS OR STRs)**

### **ARTICLE 1**

- Added exemption for single family residences within 2,000' feet of sewer currently served by an on-site septic system, located on at least one acre, and on property zoned AG, RR or R-E, in instances where such residence is being subdivided from an existing parent tract. Sewer must be readily available to the remaining portion of the parent tract from which the residence is subdivided (pg. 1-3).
- Added provision for development within the proximity of an existing cemetery. Proposed changes include cooperating with the Cemetery Board and designating access to the cemetery. Other requirements may include fencing, no build buffers and maintenance provisions (pg. 1-5)

### **ARTICLE 2**

- No changes proposed

### **ARTICLE 3**

- Added waiver option for paving requirements for non-residential uses the unincorporated areas of Warren County that have been in existence since before zoning was adopted in Warren County (pg. 3-11).

### **ARTICLE 4**

- Added character considerations for accessory apartments in the agriculture zone to match current requirements for single family residential zones. This includes a requirement that any entrance into an accessory apartment be located on the side or rear façade of the building (pg. 4-5).
- Added flexibility for accessory structures in the RR zoning district. Specifically eliminating the restriction that accessory structures must be located behind the primary residence (pg. 4-12).
- Added twinhome development standards for RS-1B. Twinhomes were added as a permitted residential unit type in this zone in the last amendment to the zoning ordinance, but the corresponding development standards were omitted by mistake. Proposed standards include a minimum lot size of 5,000 s.f. and a minimum lot width of 37 ½ feet (pg. 4-15).
- Reduced minimum lot size in RM-2 from 11,000 s.f. to 10,000 s.f. (pg. 4-23).
- Clarified twinhome and condominium development standards in multi-family residential zones (pg. 4-23 and 4-28).
- Clarified that the maximum building size in the GB zone is 10,000 s.f. This matches existing language in Article 5 (pg. 4-32).
- Added a purpose statement to the landscaping section (pg. 4-33).
- Added flexibility for the stall width and stall length required for accessible parking spaces (pg. 4-39).
- Added waiver option for parking surface for non-residential uses the unincorporated areas of Warren County that have been in existence since before zoning was adopted in Warren County (pg. 4-40).
- Added flexibility for outdoor storage in commercial and industrial zones. If enclosed by a fence or similar screen on three sides and not visible from any right-of-way or adjacent property, such storage shall not be classified as outdoor storage (pg. 4-54 and 4-60).
- Clarified accessory structure standards for corner lots in commercial zones (pg. 4-55).

### **ARTICLE 5**

- Added Group Living as a conditional use and corresponding specific use standards in the AG zone (pg. 5-2 and 5-9).
- Added personal service-oriented retail uses as a permitted use in OP-C and as a conditional use in OP-R (5-4).
- Added limited warehouse as a conditional use in GB and HB zones (i.e. online convenience retailers with little or no access to the public), as well as specific use standards for such use (pg. 5-4 and 5-32).
- Clarified requirements and added flexibility for the keeping of animals in residential zones. If located within the City of Bowling Green, must adhere to City Ordinance. Livestock is permitted in all AG and residential zones outside the incorporated area of Bowling Green as long as minimum acreages are met based on animal weight (pg. 5-7).
- Added flexibility in the Home Office category to allow limited merchandise storage up to 200 s.f. (pg. 5-8).
- Added flexibility for location of Recreational Vehicle Parks and clarified specific use standards for such use. Must be located on a roadway at least 18 feet in width and meet the applicable requirements of the Barren River District Health Department (pg. 5-20 through 5-23).
- Added flexibility for screening requirements for self-service storage when located adjacent to property zoned LI or HI (pg. 5-28).
- Added flexibility for limited meat processing use in AG, added as a conditional use in GB and HB and a permitted use by right in LI and HI, with specific use standards regarding the outdoor keeping of animals for all but the AG and HI zones (5-5, 5-36 and 5-37).

### **ARTICLE 6**

- Clarified development standards for nonconforming single family residential uses (pg. 6-2).

### **ARTICLE 7**

- No changes proposed

### **ARTICLE 8**

- Removed the term and definition of Boarding House. There is no reference to this term in any other section of the zoning ordinance (pg. 8-4).
- Changed Domestic Pet term to Domestic Animal to match language in Article 5 (pg. 8-6).

### **APPENDIX A AND B**

- No changes proposed