

S-District Site Plan

Process and Requirements



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150.34 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:
- (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, etc., 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 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 and city council.
- (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 150.23.
- (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 director of public works and the director of utilities.
- (7) Additional reasonable requirements concerning protection of adjoining activities, ingress- egress control, setbacks, lighting, signs, and drives may be set by the planning commission or council.

(D) **Fees.** In order to partially defray the costs of processing an S-District site plan a fee of \$100.00 must accompany the site plan. This fee is nonrefundable and will be deposited in the general fund.

(E) S-District Site Plan Requirements:

- (1) Site bench mark. This shall be referenced to U.S.G.S. datum.
- (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.
- (4) Locations and sizes of all existing utilities (water lines, storm sewers, and sanitary or combination sewers, etc.) 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) Drawings shall show all right-of-way lines, property lines, and easements.
- (8) All drawings shall be prepared on reproducible paper.
- (9) All plans shall be drawn to engineer's scale, not to exceed 1:100.
- (10) 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.
- (11) 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.
- (12) The layout of proposed streets, alleys, and easements as well as the location and accurate dimensions of proposed lots shall be included.
- (13) All drawings must include a north arrow and legend that indicates existing and proposed sewers, waterlines, and elevations.
- (14) A note shall indicate that all construction and materials shall meet the requirements of the City of Bowling Green.
- (15) Five (5) copies of the drawing shall be supplied.
- (16) The complete site plan, incorporating all requirements listed in 150.34, must be submitted at least 10 working days before the scheduled planning commission meeting at which the planning commission will initially consider the complete site plan. Submission can only be made to the planning department. Council cannot consider a site plan without planning commission first considering the site plan. Complete site plans not filed on or before 10 working days prior to this date cannot be considered by the planning commission at that regular meeting. Site plans not incorporating all the requirements listed in 150.34 cannot be considered by the planning commission regardless of submission date. If the planning commission requires corrections or resubmission of this site plan, such resubmission must be made at least 10 working days before the scheduled meeting where approval will be sought. Corrected or resubmitted site plans not filed on or before the first day of this 10 day period cannot be considered by the planning commission at its next scheduled meeting. (Ord. 3200, passed 1- 6-75; amend. Ord. 3484, passed 9-7-76; amend. Ord. 3680, passed 2-6-78; amend. Ord. 3929, passed 1-7-80; amend. Ord. 4358, passed 11-7- 83; amend. Ord. 5187, passed 9-4-90)

150.35 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) Application for approval of a site development plan, together with the required information, shall be submitted to the planning commission by the planning department. Council shall not take action on a site plan without it first being considered by the planning commission. Within 60 days of submission to the planning commission, the planning commission shall review the plan and send its report, together with any recommendations or alterations, to city council. Failure to take action on a plan shall be considered a negative report. After receiving the planning commission's recommendation, at its next meeting, the council shall schedule a public hearing on the site plan, giving 28 days notice thereof, which notice shall be published twice in a newspaper of general circulation. After holding the public hearing, council shall consider the plan, together with the report of the planning commission, and approve or reject the same by ordinance. Council may approve a plan that was disapproved by the planning commission, or may approve a plan without accepting the planning commission's recommendations, or may approve a plan with its own modifications without resubmission to the planning commission; provided that 3/4 of the full membership of council concur. Rejection of a site plan or approval, with the planning commission's recommendation, shall require a majority of the full membership of council.

(C) Even though special district zoning has been approved for a site, no zoning certificate shall be issued for improvements or construction until adoption of the site development plan by council. Failure of the planning commission to send its report, together with recommendations or alterations, to council shall constitute rejection of the plan as proposed and council shall consider the proposed site plan as though it had received an unfavorable vote by the planning commission. If council shall fail to act on a site plan within 60 days after the date of planning commission action, the site plan shall be considered rejected by council. (Ord. 3200, passed 1-6-75; amend. Ord. 4358, passed 11-7-83; amend. Ord. 5187, passed 9-4-90)

150.36 S-1 PLANNED RESIDENTIAL - GENERAL.

(A) Permitted uses:

- (1) Single-family dwellings;
- (2) Uses allowed in the R-3 District;
- (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) Cemeteries subject to the conditions set forth in the R-1 District;
- (2) Golf or country club, lodge, or private recreation club. A 4-foot high screen fence shall be required on all property lines adjoining an R Residential District. A 4-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 subject to the same conditions set forth in the R-4 District;
- (4) 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, subject to 1 parking space per bed and 60 feet frontage on a major street. (Ord. 3200, passed 1-6-75; amend. Ord. 5063, passed 9-18-89)

150.37 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.
- (3) Warehouses, including wholesale warehouses and retail warehouses.

(B) Conditional uses:

- (1) Mobile home parks subject to the conditions set forth in the R-4

- District;
- (2) Mortuaries subject to the conditions set forth in the B-1 District;
- (3) Golf or country club, lodge, or private recreation club subject to the conditions set forth in the S-1 District. (Ord. 3200, passed 1-6-75)

150.38 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 subject to the conditions set forth in the M-1 District;
 - (2) Cemeteries subject to the conditions set forth in the R-1 District;
 - (3) Golf or country club, lodge, or private recreation club subject to the conditions set forth in the R-1 District. (Ord. 3200, passed 1-6-75; amend. Ord. 5018, passed 5-1-89)

150.39 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;
 - (12) Printing, binding, and typesetting plants;
 - (11) 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;
 - (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: None.
- (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.
 - (8) All residential uses.
- (E) 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) 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 paragraph (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.

150.40 S-5 PLANNED RESIDENTIAL - LIMITED

The following are the only permitted uses:

- (1) Single-family dwellings;
- (2) Multiple-family dwellings of 4 units or less;
- (3) Condominium buildings of 4 or fewer units;
- (4) Vehicular storage buildings accessory to uses 1, 2, or 3 herein.
- (5) Community or recreation buildings accessory to uses 1, 2, and 3 herein. (Ord. 5063, passed 8-19-89)