

PART III THE POLICY PLAN

*As Amended, Re-numbered and Re-adopted on 01-02-03, Effective Date of 02-01-03.
Subsequent Amendments on 04-17-03, 10-16-03 and 09-01-05 noted at each specific section.*

Consistent with the Goals and Objectives for this plan, presented below are specific policy statements which deal with each of the remaining plan elements.

POLICIES REGARDING LAND USE, HOUSING AND NEIGHBORHOODS

Warren County is undergoing a dramatic evolution. It has a larger and more diverse population with differing needs and interests. Its economy is shifting toward a retail and service base as the source of most employment, if not income.

The question today is not whether Warren County will become an urban area but what kind of urban area it will become. Already we can see the rural heritage and lifestyle slipping away in the face of growth in the past three decades. It is up to us now to make the decisions that will allow Warren County to evolve into a healthy and livable urban area in the future. The land use pattern of Warren County which has emerged over the past two decades may not be a healthy pattern for the future. Our increasing population and regional role as an economic center and the growing demand for environmental quality are not compatible with continuing low density residential sprawl surrounding a few centers of intense economic activity.

A land use pattern for a healthy, livable urban area would reflect the following characteristics:

- C stable, attractive and diverse neighborhoods that are the building blocks of the residential land use pattern;
- C high quality employment opportunities for all segments of the population through new businesses and the growth of existing ones;
- C attractive, well designed commercial and industrial districts which complement the image of the community and contribute to the overall aesthetic environment;
- C strong public support for the maintenance and improvement of the public services and facilities that provide the framework for the land use pattern;
- C development in areas with available infrastructure and capacity;
- C many centers of activity at the neighborhood, community and regional levels rather than one or two highly congested commercial strips or one “desirable” direction for residential growth.

A livable rural area reflects these characteristics:

- C an efficient and effective residential land use pattern;
- C attractive, well maintained agricultural and commercial service centers;
- C well-designed residential development in areas with sufficient water service and roadway capacity with limited residential land use in rural conservancy areas;

- C diversity in housing options and styles which provide choices throughout the community.

A major purpose of the land use policies presented below is to promote the development of multiple, complementary yet diverse centers within the urban area. A more intensive and diverse land use pattern offers several advantages over a spread out suburban and rural land use pattern. Among the advantages are:

- C dispersal of economic opportunity resulting from the development of multiple identity points, places that people want to visit or live near;
- C a stronger tax base and greater efficiency in providing public services and facilities;
- C increased developer opportunity for optimum use of land in more locations;
- C wider choice of housing options in many pleasing and “desirable” neighborhoods with varying character throughout the community;
- C reduction in traffic congestion caused when employment and commercial centers are concentrated in only a few places rather than dispersed throughout the community.

The Policy Plan is directed toward achieving a more healthy, livable urban area by encouraging more intense, quality development in a pattern which can be efficiently provided with a full range of urban services and by discouraging uncontrolled urban sprawl. To the extent the community becomes a more healthy, livable urban place as measured by the characteristics cited above, the plan will have been successful.

LU-1 General policy statements pertaining to all land development and to the shape of the community.

- A. The use of land is principally a private decision. However, the community must institute appropriate land use guidance systems which will insure orderly development of undeveloped tracts and “in-fill” sites and which will ensure sound redevelopment or interim uses and transitional areas. Accordingly, it is the policy of the governments of Warren County that:
 1. Unless specifically exempted by the zoning ordinance or by the Planning Commission, all zone change requests must be accompanied by a development plan including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, a plan for screening and buffering, utilities, existing manmade and natural conditions, and all other conditions agreed to by the applicant.
 2. In preparing a general development plan, surrounding property owners must be consulted prior to submitting a zone change request to the Planning Commission.
 3. Subdivisions which have received at least preliminary approval from the Planning Commission prior to the adoption of this Plan may be completed using previous policies regarding fire flows and street access.

4. This policy plan recommends that all land development regulations be reviewed and revised where necessary to make administration of the policies simpler for all. Requests for zoning map amendments filed after the adoption of this Plan shall be reviewed for consistency with this Plan.
 5. It is the Policy of the governments of Warren County that all new urban density development will be served by available public sewer. Available public sewer is defined as an existing public sewer within 1,500 feet of a proposed urban density development which may be extended to the site via existing public rights-of-way or utility easements.
 6. It is the policy of the governments of Warren County that development located beyond available public sewer as defined above shall be considered only for rural density development as defined by this plan.
- B. Land development decisions should include appropriate measures to preserve open spaces, woodlands and prime agricultural land. Any development of areas identified in the Greenbelt System Master Plan for Warren County shall provide for links within the planned system.
- C. “Leap-frog” development, development at urban densities beyond the availability of urban services and uncontrolled development directly fronting existing county roads should be discouraged. Instead, the community should encourage and promote the utilization of land in areas already served by adequate utilities and other infrastructure.
- D. The governments of Warren County should promote and support the development and redevelopment of in-fill sites which already have adequate urban services. In-fill sites, for the purpose of this document, shall be defined as any area of 10 acres or less which is generally surrounded by development and which is served by existing public services.
- E. Industrial location offers the highest potential risk for negative impacts on the community. Therefore, industrial location must be planned for the long range, concentrated in only a few industrial districts, and designed to offer both full urban service to the industrial user and to mitigate potentially adverse impacts on both existing and future surrounding development.
- F. Traffic circulation patterns and volumes should be considered in all development.
- G. All developments should make provisions to design for increased stormwater runoff and for properly collecting, transporting, storing and discharging runoff at pre-development rates.

LU-2 For purposes of evaluating land development proposals and considering zoning map amendments, all land in Warren County is divided into Three Broad Development Districts-Urban Density Development, Rural Density Development, and Rural Conservancy Areas. All land development proposals will be reviewed at a minimum of under two general development parameters:

- A. **“Suitable”** with respect to general location criteria for a specific use type:
 - 1. Availability of public water supply for domestic use.
 - 2. Availability of public water supply and facilities for fire protection.
 - 3. Availability of public sewers.
 - 4. Highway classification of public road serving the site.
 - 5. Size in gross building area and the traffic generation potential of the proposed uses in the case of commercial or office developments.
 - 6. Proximity to collector and arterial streets.
 - 7. Environmental factors such as prevailing wind directions or the proximity to environmentally sensitive sites or geologic features.

- B. **“Compatible”** with existing development:
 - 1. Level or intensity of development adjacent to the site.
 - 2. Level or intensity of development in the surrounding area.
 - 3. Size of the proposal both in terms of acreage of the site and the area of structures, including the number of units to be occupied.
 - 4. Overall site density measured by dwellings per acre in the case of multi-family developments.
 - 5. Proximity to more restrictive existing uses.

All proposals for new development must be assessed to determine their compatibility with the existing surrounding development. Compatibility may be shown because the proposed use is the same as the surrounding neighborhood or it may be established by site design, buffering, control of access through the adjacent neighborhood or by the reservation of substantial open space on the site. Compatibility would be demonstrated by means of a general development plan for the proposal which addresses the controlling policies in the Policy Plan. Surrounding property owners will have been given the opportunity to review general development plans before they are submitted to the Planning Commission for consideration. Compatibility has to do with actual land use and with design measures taken to mitigate any adverse impacts on surrounding existing development. Compatibility does not mean that any development must be the same use or density as surrounding existing density.

C. Warren County Development Districts

- 1. **Urban Density Development District.** Areas within the corporate limits of Bowling Green, areas within the corporate limits of any 5th or 6th class city, or areas within 1,500 feet of public sanitary sewer are declared to be

“potentially suitable for Urban Density Development”.

2. **Rural Density Development District.** The balance of the county not already developed or classified as urban density development or classified as a Rural Conservancy District is “potentially suitable for rural density development”.
3. **Rural Conservancy District.** Policies related to Rural Conservancy Districts are designed to prevent the premature development of land at densities and patterns to which basic services or facilities cannot be provided, as well as, preserve rural farm land, valuable woodlands and open spaces. Areas of Warren County meeting one of the following criteria are classified as Rural Conservancy Districts:
 - C Areas outside corporate limits of Bowling Green, Oakland, Plum Springs, Smiths Grove, or Woodburn and served with less than 250 GPM public water flow at 20 PSI residual pressure.
 - C Areas located more than 5 roadway miles from a fire department.
 - C Areas with severe soil limitation with respect to septic tank and absorption field systems.
 - C Areas within the 100 year flood plain.
 - C Areas where public road pavement width is less than 16 feet.
 - C Areas designated as a wildlife or nature preserve.
 - C Areas with concentrations of intermittent karst lakes or other areas which historically flood during storms with a frequency of less than 100 years.

LU-3 General Policies with respect to Focal Points

The U.S. Census Bureau has divided Bowling Green-Warren County into a number of areas called “Neighborhood Statistical Areas” (NSA’s). In many instances, the NSA’s have some reasonable meaning (ie. They relate to identifiable geographic areas of the city and county). In other instances, the NSA’s are either too large, combining several diverse areas, or they split traditional neighborhoods. To overcome the shortcomings of the Census NSA’s, this plan identifies a new neighborhood classification called a “Focal Point”. Appendix I summarizes the Focal Points by name and predominant characteristics. Focal Points are areas within which an identifiable development pattern or style has been established. Five general types of focal points are identified: **Residential, Dominant Use Areas, Rural Villages, Growth Focal Points, and Agriculture/Open Space.**

The general policies governing proposals for development within or adjacent to focal points are designed to promote compatibility with pre-existing development, to preserve the unique characteristics of the focal point and to manage new development in a manner consistent with the Comprehensive Plan. The focal points are declared to be working designations until such time as a focal point specific plan is developed. Until that time, the general policies in LU-4 through LU-8 governing development and redevelopment within the

designated focal point areas provide guidance for assessing the suitability and compatibility of new development or redevelopment within or adjacent to the designated focal points.

Appendix I contains a listing of all focal points and a description of each one's predominant characteristics. These characteristics are only a brief description of the types of uses and growth trends of each focal point. They are not intended to specify the future uses of the focal point. Each working focal point is assigned a development status and an infrastructure status. Development status may be stable, transitional, or growth prone. Infrastructure status indicates the availability of public sanitary sewer and any other infrastructure plans that may impact the focal point.

Focal points with development status *stable* exhibit these characteristics:

- C they contain little additional undeveloped land;
- C there is little pressure for redevelopment within the focal point;
- C property values are stable or appreciating.

Focal Points with development status *transitional* exhibit these characteristics:

- C the focal point contains little additional undeveloped land except where land has been assembled and cleared as a result of government action;
- C the focal point is undergoing a long term transition of land use and/or density;
- C property values are declining;
- C the focal point exhibits physical deterioration of private structures and public facilities.

Focal points with development status *growth* exhibit these characteristics:

- C the focal point contains substantial amounts of undeveloped land;
- C the focal point has a strong market status regardless of the presence of full urban services;
- C the focal point contains substantial undeveloped land which is presently served by full public utilities and transportation facilities regardless of the presence of strong market pressures.

Infrastructure status is assigned using the following system: S - indicates that public sanitary sewer is available in most of the Focal Point; U - indicates that public sanitary sewer is not available; and R - indicates that a major roadway improvement is planned or underway that will impact the overall character of the focal point.

Where a Focal Point Plan or Preservation Plan has been adopted, new development or redevelopment shall conform to that plan.

- A. **Residential Focal Point.** Developed areas of Warren County with the following characteristics:
 - C Residential subdivisions which are dominated by a single housing style and/or density;
 - C Although the predominant land use is residential, commercial and industrial uses may also be interspersed;
 - C For the most part, there is little infill land and insignificant pressure for new development;
 - C Pressures for development in or adjacent to Neighborhoods come from proposals for redevelopment or conversions of existing development to higher use classifications or to higher densities.

Policies governing land use decisions for new development or redevelopment within or

adjacent to Residential Focal Points are designed to preserve the integrity and identity of the Focal Point and to maintain property values.

- B. **Dominant Use Focal Point.** Developed areas of Warren County exhibiting the following characteristics:
 - C Areas which are dominated by a single facility, institution or a single land use;
 - C Even though a single facility or use may dominate the Focal Point, other uses may be included within the boundaries.
 - C Areas which have been designated by the community for special consideration due to a unique land use pattern or its physical relationship within a larger Focal Point. Examples include the University District and the Fountain Square District;
 - C Areas which are identified as historic districts. Examples include College Hill, Fountain Square, and Magnolia Street Bungalow District;
 - C Areas which have undergone special redevelopment planning with the view to their being designated as redevelopment areas as provided by KRS Chapters 99 and 99A, Urban Renewal and Neighborhood Redevelopment, Renaissance Kentucky Programs.
 - C The area surrounding and including the Bowling Green-Warren County Regional Airport which is an area subject to special requirements of the Off Airport Land Use Plan.

- C. **Rural Village Focal Point.** Developed areas of Warren County including:
 - C The fifth class city of Smiths Grove;
 - C The sixth class cities of Woodburn, Plum Springs, and Oakland;

These Rural Village Focal Points represent unique opportunities for preservation of historic and architectural buildings and places. These villages are primarily historical agricultural service centers that may or may not have remaining commercial districts. Policies related to Rural Villages are designed to enhance their individuality and livability, while providing for local situations.

- D. **Growth Focal Point.** Undeveloped areas within Warren County that are in the path of present growth which are served by urban services and for which there will be some pressure for development. These areas should be subject to intense planning efforts and policy formulation to enhance their potential development. Plans and policies for growth areas shall be designed to encourage the most efficient and effective use of the land. Innovative design (eg. New urbanism concepts) and amenities (eg. Greenways) shall be encouraged in these areas.

- E. **Agriculture/Open Space.** Undeveloped areas outside incorporated areas. These areas are suitable for agricultural/open space uses and, in some cases, rural density and pattern residential development. These areas are not anticipated to experience major roadway improvements or sewer extension in the foreseeable future.

LU-4 Policies regarding Residential Development

- A. **General Guidance for All Residential Development**

1. New residential areas should provide for a mix of housing densities.
2. The governments of Warren County should adopt programs to reinforce and stabilize existing areas with concentrations of low and moderate priced housing so they can remain in the housing market as a source of low and moderate priced housing.
3. Residential neighborhoods are viewed as personal, economic and lifestyle necessities. Measures must be instituted for the protection of both existing and newly created residential neighborhoods.
4. Future growth and development must not jeopardize existing neighborhoods. Therefore, future growth and development shall be compatible with adjacent properties and neighborhoods with respect to (but not limited to) scale, identity, bulk and site planning.
5. Where a Focal Point Plan or Preservation Plan has been adopted, residential development shall conform to that plan in all respects.
6. Residential development shall provide for the continuity of the interior street system and pedestrian linkages with streets already in place or planned in neighboring areas as well as provide for the coordination of this local street system with the major transportation network.
7. A detailed traffic impact study (TIS) must be submitted on any residential development that will generate traffic greater than 500 Average Daily Trips (ADT) and/or 100 vehicles per hour during the peak hour.
8. Infill residential uses should reflect the overall density and style of the neighborhood.
9. Residential development should not exceed density of surrounding developments by more than 50 percent.
10. All proposals for residential development should make provisions for implementation of the Greenbelt System Master Plan, where applicable or when identified in the plan.

B. General Guidance for Urban Density Residential Development

1. Urban density residential development is permitted only in the “Committed to Urban Density Development” areas as defined in this Plan in Policy LU-2.
2. Urban density single family detached residential development must be served

by a public water supply capable of 250 GPM at 20 PSI residual pressure (600 GPM within the City Limits of Bowling Green). Fire hydrants must be provided to meet the fire protection standards of the applicable jurisdiction.

3. All multi-family and single family attached Urban Density residential development must be served by a public water supply capable of 600 GPM at 20 PSI residual pressure. Fire hydrants must be provided to meet the fire protection standards of the applicable jurisdiction.
4. All urban density residential development shall be served by public sanitary sewer.
5. Electric, telephone, and CATV utilities should be placed underground in urban density residential developments.
6. Urban density residential development shall provide for the continuity of the interior street system and pedestrian linkages with streets already in place or planned in neighboring areas as well as provide for the coordination of this local street system with the major transportation network.
7. Urban density residential development shall have streetlights, sidewalks, curbs, and gutters installed at the time of development.
8. High density residential development should have direct access to at least a minor collector street.
9. High density residential development should provide buffering (eg. Landscaping, fencing, etc.) from incompatible uses or lower density residential developments.
10. All urban density single family residential development shall maintain at least 6.5 percent “common” open space, as defined by the Subdivision Regulations for Warren County. All urban density multi-family residential development should maintain an overall minimum of 25 percent open space, excluding paved areas, and individual lots. Provision of additional open space is encouraged.

C. General Guidance for Rural Density Residential Development

1. Rural density single family detached residential development may occur through out Warren County on appropriately zoned AG, RR, and RE lots. Minimum lot sizes in these districts should be exclusive of drainage easements and flood plain areas.
2. Rural density residential development must be provided with public water supply with greater than 250 GPM and 20 PSI residual pressure.

3. On-site waste disposal systems must be approved by the Barren River District Health Department prior to the issuance of a building permit.
4. Lot sizes, lot widths and building setbacks in new rural density residential development should reflect the overall pattern of development in the surrounding area.
5. All rural density residential development should maintain existing natural physical features such as woods, streams, green-areas, etc. as open space.

D. Residential Development in Dominant Use Focal Points

1. Residential development is permitted so long as the development provides landscaped buffering or physical separation from existing non-residential uses.
2. The design of residential development within a non-residential Dominant Use Focal Point should orient dwelling entrances and common spaces toward the interior of the site as one means to further segregate new residential uses from existing non-residential uses.
3. Design criteria may be controlled by additional specific regulations and, if within an historic district, must obtain favorable review from the Historic Architectural Review Board where applicable.

E. Residential Development in Focal Points with development status growth

1. Growth focal points represent unique opportunities to introduce new residential ideas and design concepts.
2. Innovation in design and variety in size, style, and cost of housing is encouraged.

F. Residential development in Focal Points with development status transitional

1. Residential development is permitted so long as the development provides landscaped buffering or physical separation from existing non-residential uses.
2. The design of residential development within non-residential transitional focal points should orient dwelling entrances and common spaces toward the interior of the site as one means to further segregate new residential uses from existing non-residential uses.

G. Residential development in Rural Conservancy areas

1. One single family residential development is allowed on existing lots of record.
2. Such single family lots or tracts may be built upon only where a properly located and designed on-site waste disposal system can be provided. Such systems must be approved by the Health Department prior to issuance of a building permit.
3. Location of any construction in the rural conservancy areas must be approved by the Planning Commission with respect to proximity to the 100 year flood zones.

LU-5 Policies regarding Commercial Development

A. General Policy Guidance for All Commercial Development

1. Where a Focal Point Plan or Preservation Plan has been adopted, commercial development shall conform to the plan in all respects.
2. Commercial uses include all non-residential, non-industrial uses considered under this Plan.
3. Commercial uses which are high traffic generators shall require a traffic impact study to be performed prior to requesting a zoning map amendment. The following uses are considered high traffic generators by default unless the developer provides evidence in the form of a detailed traffic impact study which proves otherwise:
 - a. Free standing retail stores larger than 30,000 square feet gross area of building.
 - b. Commercial uses which generate at least 500 average daily trips per day (ADT) and/or 100 vehicles per hour during the peak hour.
 - c. Other non-residential uses which may be determined by interpretation of the Planning Commission to be high traffic generators.
4. Commercial uses are appropriate only with direct accessibility to at least a collector street. Vehicular access to commercial development should be oriented away from residential neighborhoods.
5. Commercial uses may be located adjacent to land zoned for residential uses if buffered from the residential uses by landscaping, lighting and noise controls.

6. Sites for commercial uses located where an adjoining property on two or more boundaries is residential, must maintain at least 50 percent of the site in green space not devoted to parking. Sites larger than one acre should reserve green space of at least 20 percent of the site or one-half acre, whichever is larger.
7. Commercial uses which are high traffic generators are appropriate only with direct accessibility to at least a collector street.
8. Commercial uses which are high traffic generators should not be located adjacent to any residential area except the highest density urban residential areas.
9. All new commercial uses shall be served by public sanitary sewer, when sewer is available.
10. Any commercial use or development occupying structures less than 6,000 square feet may use on-site sewage disposal systems where public sanitary sewer is not available and the site is at least three acres (structures more than 6,000 square feet but less than 10,000 square feet, located on at least five acres) and a site evaluation by the Health Department indicates that a conventional or alternative septic system is acceptable.
11. All commercial developments must be served with public water adequate for urban fire flow of 600 GPM and 20 PSI and be protected with fire hydrants per the applicable ordinance.
12. New commercial development should follow sound design principles for buildings, parking, landscaping, signage, and setbacks.
13. Commercial developments, including loading docks, vehicle use areas, public use areas and outside storage areas should be screened from adjacent residential developments or districts.
14. Parking areas are discouraged within the building setback areas to allow for street landscaping.
15. Freestanding signs should be in proper scale, style and bulk with the surrounding area. In general, all signs should not be taller than the tallest structure on the site.
16. All lighting should be directed downward and away from adjacent residential uses and should be shielded to prevent light trespass or reflection onto

adjoining properties.

B. Commercial Development in Residential Focal Points

1. Infill sites with access to at least a minor collector street may be developed as commercial uses which are low volume traffic generators. The proposed development shall maintain the residential scale, size and style of the neighborhood. At least 25% of the site shall be landscaped open space.
2. Peripheral commercial development must be located on at least a minor collector street.
3. Primary ingress or egress to the commercial site shall not adversely impact any residential neighborhood.

C. Commercial Development in Dominant Use Focal Points

1. Commercial development or redevelopment is encouraged where the existing dominant use of the focal point is commercial and must not adversely impact the existing scale and architecture within the focal point.
2. Where the focal point is adjacent to residential developments or residential districts, new commercial development must not have its primary ingress or egress into the residential development or district.

D. Commercial Development in Focal Points with Transitional Development Status

1. Commercial uses are permitted where the transition is clearly toward commercial use and where maintenance of the historic, non-commercial use and character of the neighborhood is clearly not feasible.
2. Commercial uses developed in transitional areas located in downtown Bowling Green should be subject to rigorously high design standards, using existing buildings where possible.
3. The mixing of commercial and non-commercial uses may be allowed where incompatibilities between uses can be minimized.

E. Commercial Development in Focal Points with Growth Development Status

1. Commercial development in high growth corridors should take place in larger planned shopping areas rather than in smaller individual commercial sites.

2. Where strip commercial development is allowed, such development shall conform to an approved general development plan. Ingress and egress points should be minimized and efficiently spaced to provide for traffic circulation.

F. Commercial Development in Rural Conservancy Areas

1. New commercial development is not permitted.

LU-6 Policies Regarding Industrial Development

A. General Guidance for All Industrial Development

1. Where a Focal Point Plan or Preservation Plan has been adopted, industrial development shall conform to that plan in all respects.
2. Sites for all industrial development must be carefully selected giving appropriate consideration to the karst topography, the carrying capacity of the underlying soils and to prevailing wind directions so the possibility of adverse effects on the environment or surrounding uses will be minimized. Proposals for Heavy Industrial development larger than five acres in areas with a DRASTIC index greater than 160 must be accompanied by a detailed geologic analysis to determine the carrying capacity of the underlying soils with respect to the possibility of accidental spills of hazardous materials and storm water management.
3. All new industrial development must be planned in a manner that will prevent adverse impacts on the environment or other activities in the community and must demonstrate this by an approved general development plan.
4. Proposals for Heavy Industrial uses larger than five acres shall require a special environmental report that assesses the impacts the proposed development and identifies steps to be considered and taken to mitigate adverse impacts.
5. Industrial sites should be properly served, accessible, and protected from encroachment by incompatible uses. New industries should be strongly directed toward industrial parks.
6. New industrial uses shall be served by public sanitary sewer, when sewer is available.
7. All industrial uses must be served with public water providing a minimum fire flow of 600 GPM at 20 PSI or meet the standards of the applicable jurisdiction, and have fire protection service in accordance with the ISO

standards for the use and location.

8. Any industrial use or development occupying structures less than 6,000 square feet may use on-site sewage disposal systems where public sanitary sewer is not available and where the site is at least three acres and where a site evaluation by the Health Department indicates that a conventional or alternative septic system is acceptable.
9. All industrial uses shall be located with access to at least a collector street. There shall be no ingress or egress into any residential neighborhood.
10. Industrial uses which generate at least 500 average daily trips per day (ADT) and/or 100 vehicles per hour during the peak hour are high traffic generators shall require a traffic impact study to be performed prior to requesting a zoning map amendment.
11. Provisions must be made for proper control of industrial uses which have or make products which could be hazardous to human life and property (eg. Production or use of explosives and flammable or corrosive chemicals).
12. Loading docks, vehicle use areas, public use areas and outside storage areas should be screened from adjacent residential developments or from streets classed as a major collector or higher, and in compliance with any adopted landscaping ordinance.
13. Parking areas are discouraged within the building setback areas to allow for street landscaping.
14. Freestanding signs should be in proper scale, style and bulk with the surrounding area. In general, all signs should not be taller than the tallest structure on the site.
15. When located adjacent to a residential area, site lighting should be directed downward and away from adjacent residential uses and should be shielded to prevent light trespass or reflection onto adjoining properties.

B. Industrial Development in a Residential Focal Point

1. New industrial uses are not permitted.
2. Existing industrial zones within a Residential Focal Point shall not be expanded.

C. Industrial Development in Dominant Use Focal Points

1. Industrial development or re-development is permitted where the existing dominant use of the area is industrial.
2. Where dominant use areas are adjacent to residential focal points, industrial development must be located on a major collector street and must have no ingress or egress into the residential neighborhood.
3. All industrial uses should incorporate dense vegetation screening where the use is visible from the street or abutting a residential neighborhood.

D. Industrial Development in Focal Points with Growth Development Status

1. Industrial development shall take place on pre-developed industrial park sites.

E. Industrial Development in Rural Conservancy Areas

1. New industrial uses are not permitted.

LU-7 Policies regarding Development in Rural Villages Focal Points

A. ORV-Oakland Rural Village-General Policy Guidance (Adopted 11-04-99)

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.

B. SG-Smiths Grove Rural Village-General Policy Guidance (Adopted 04/19/01)

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.

C. WD-Woodburn Rural Village-General Policy Guidance (Adopted 04-17-03)

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).

LU-8 Policies regarding Development in Growth Focal Points

A. CRC-Cemetery Road Corridor-General Policy Guidance for Growth Focal Points *(Adopted 06-21-01)*

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.

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

(Adopted 06-03-99, Amended 01-2-03)

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.

C. LLC-Lovers Lane Corridor-General Policy Guidance for Growth Focal Points
(Adopted 10-16-03)

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.

LU-9 Policies regarding Development in Neighborhood Focal Points

A. CRN-Cedar Ridge Neighborhood-Policy Guidance for Neighborhood Focal Points *(Adopted 09-01-05)*

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.

POLICIES REGARDING THE ECONOMY AND ECONOMIC DEVELOPMENT

EC-1 The mix of economic activity in Warren County should become increasingly diversified, designed to offer economic opportunity to every member of the labor force and to minimize the total impact of cyclical variations in a single industry.

EC-2 Warren County recognizes the importance of maintaining and fostering the growth of existing business and industry. The community should monitor the continuing needs of existing businesses and be prepared to meet those needs in areas of infrastructure, public service and education of the labor force.

EC-3 Existing industry and commerce represent the backbone of the local economy. As such, local governments, the Chamber of Commerce, and the Industrial Foundation should undertake campaigns aimed at continuing a positive attitude toward existing business.

EC-4 Economic recruitment efforts should focus on attracting industry which will provide high-wage employment and toward enhancing the community's position as a regional trade, service, medical and education center and improve the general climate for economic development through more complete utilization of local resources and by expansion of public services, including air transportation.

POLICIES REGARDING THE ENVIRONMENT

EN-1 Warren County is situated on a Karst Plain. That unique landscape requires the most diligence to minimize or prevent ground water contamination. Moreover, the karst terrain presents serious problems with sinkhole flooding and potential sinkhole collapse. As a consequence, all new growth and development must recognize the nature of the sub-surface and accommodate the karst topography.

- A. Warren County and the Center for Karst Studies should initiate a research program for on-going investigation of the karst system and how it relates to the Storm Water Management Program.
- B. The governments of Warren County should initiate a program to define appropriate roles for local government in meeting the requirements of section 319 of the Clean Water Act.
- C. New subdivision approvals should include an overall on-site sewage disposal plan for subdivisions which may qualify for on-site treatment, with all lots pre-qualified prior to recordation.
- D. Where there is evidence of a sinkhole collapse on property to be developed, no construction shall take place within fifty feet of the collapse without certification from a qualified engineer that steps can and will be taken to prevent enlargement of the collapse.
- E. No sink hole shall be filled without prior submission and approval of an engineering plan, nor shall any construction or on-site sewage system take place within the 100 year flood zone associated with an existing sink hole or engineered detention/retention basin.
- F. Development should consider stormwater runoff quality and its effect on downstream environment. Preventive measures for accidental containment and pretreatment should be utilized.

EN-2 All new development must consider and minimize any possible adverse impacts on the natural environment and on other activities in the community. In particular, the location for all industrial development must be selected giving due consideration to the karst landscape, the carrying capacity of the underlying soils and to prevailing wind direction to minimize the possibility of adverse impacts on the natural environment or on surrounding uses.

- A. Proposals for any Heavy industrial development larger than five acres and for other uses at the discretion of the Planning Commission must include a special environmental report that assesses the impacts of the proposed development and identifies steps to be considered and taken to mitigate adverse impacts.
- B. All transport, use and disposal of hazardous materials must be undertaken only in accordance with state and federal regulations.
- C. The hazardous materials response teams serving the City of Bowling Green and Warren County must be made aware of all transport, use and disposal of hazardous materials.
- D. Proposals for Heavy industrial development in areas with a DRASTIC index greater

than 160 must be accompanied by a detailed geologic analysis to determine the carrying capacity of the underlying soils with respect to the possibility of accidental spills of hazardous materials and storm water management.

- E. All sources of malodorous emissions, regardless of how benign, should be abated. New sources of malodorous emissions must not be located where they adversely affect surrounding properties.

EN-3 Commercial and industrial development should consider its effects on ambient air quality both in the vicinity of the development and in the Bowling Green air basin and take appropriate steps to mitigate negative impacts on air quality.

- A. The governments of Warren County should cooperate in an air quality plan conducted at a regional level and utilize the resulting data in local land use planning.
- B. Land use and transportation plans shall be directed toward alleviating and mitigating the air quality impacts of the concentrated use of automobiles.
- C. The governments of Warren County should adopt ordinances prohibiting open burning except for conventional agricultural purposes.

EN-4 All new private and public development shall follow sound design principles for buildings, parking, landscaping, signage and setbacks to be aesthetically pleasing and consistent with the image of the community. As a minimum, design criteria should include the following:

- A. All new private and public property development, redevelopment or expansion shall provide permanent landscaped areas equal to or not less than twenty percent of the paved parking area.
- B. All properties developed within view of Interstate Highway 65 or the William Natcher Parkway shall be landscaped with trees, shrubs and vegetative ground cover. Buildings shall be designed and oriented such that loading docks, vehicle use areas and outside storage areas for raw materials or production wastes are screened.
- C. Both existing and future arterial and collector streets shall be landscaped with trees, shrubs, and vegetative ground cover.
- D. Utilities along urban arterial and collector streets should be located underground.

EN-5 The community should adopt goals for the quality of the acoustic environment.

- A. All new development must give consideration to the acoustic environment. Such consideration should include a determination of existing noise levels, estimates of acoustic alterations resulting from the development and a description of necessary

mitigative measures.

- B. All local governments in Warren County should adopt an enforceable noise ordinance as a part of a comprehensive, community noise control effort.
- EN-6 Warren County shall prepare and utilize a plan for identification, protection and preservation of environmentally scarce lands including wildlife habitats, wetlands, marsh lands and flood plains associated with both streams and sinkholes, including an information program to inform the public of the economic and other benefits associated with the woodland preservation and reforestation.
- EN-7 The governments of Warren County recognize that the threat of catastrophic earthquake is real and should adopt ordinances aimed at ensuring that all developments meet appropriate design and construction standards for earthquake resistance.
- EN-8 Warren County should reduce the volume of material disposed in conventional sanitary landfills by 30 percent of the total waste generated.
- A. The governments of Warren County should promote solid waste recycling and offer assistance to households and businesses to accomplish effective source separation of recyclables.
 - B. Leaves, tree and shrubbery trimmings should not be accepted at the sanitary landfill operated by or under the direction of the City of Bowling Green or the County of Warren. Instead, the governments of Warren County should make permanent arrangements for a compost site similar to that now operated by Western Kentucky University in cooperation with the Bowling Green Public Works Department.
- EN-9 The governments of Warren County should adopt ordinances requiring that every occupancy utilize a commercial or publicly franchised solid waste collection service.
- EN-10 Construction waste and demolition materials, soils and rocks shall be disposed of in an approved inert materials landfill. Accordingly, the governments of Warren County should immediately secure an appropriately licensed inert landfill.
- EN-11 Reduce the number, size, and height of on-premise signs throughout the community and control the number, size and locations of off-premise billboards.

POLICIES REGARDING UTILITIES

- UT-1 Approved on-site sewage disposal systems may continue to be used for rural density development throughout the county provided that:

- A. The Health Department must perform a site evaluation to determine the location, size and type of on-site system to install.
 - B. The site evaluation must be performed and the on-site disposal system located on the site before obtaining a building permit.
 - C. Every on-site disposal system installation, regardless of lot size, must be approved by the Health Department.
- UT-2 Systematic inspections of all properties within the direct service area of existing sewers should be undertaken to determine whether they are connected to public sewer. Where such properties are found not connected to the public sewer, an order should be issued for the property to be connected. Appropriate revisions in the Sewer Use Ordinances of Bowling Green and Warren County should be made to facilitate this program including assignment of responsibility.
- UT-3 Regulations should be established requiring that existing on-site disposal systems be periodically inspected to assure continued proper functioning. The inspection should take place before the sale or transfer of a property can be completed. Any corrections required must be performed before the sale or transfer is completed.
- UT-4 Upon the adoption of this Policy Plan, the following uses, regardless of location, shall be serviced by a public sanitary sewer:
- A. All commercial and industrial uses except those specifically allowed in the Rural Conservancy District by conditional use permit. Commercial structures occupying less than 6,000 square feet on 3 acres or more than 6,000 square feet but less than 10,000 square feet, on at least five acres may use on-site sewage disposal systems where public sanitary sewer is not available and a site evaluation by the Health Department indicates that a conventional or alternative septic system is acceptable.
 - B. All multi-family residential development.
- UT-5 All single family detached residential development outside the City of Bowling Green shall be served by water lines providing at least 250 GPM fire flow at 20 pounds residual pressure.
- UT-6 All multi-family, commercial, and industrial development shall provide water systems with a minimum fire flow of 600 GPM and 20 PSI residual pressure and fire protection facilities consistent with ISO requirements for the specified use.
- UT-7 Existing utilities with excess capacity should be utilized wherever possible, and the utilities serving the community should consider incentives to encourage development in areas where excess utility capacity is located.
- UT-8 Warren County Water District should begin a systematic program to provide at least

minimum urban fire flow in areas already developed at urban density.

UT-9 Storm Water Management will continue to rely upon discharge into sub-terrain streams by means of retention basins, natural sinks and injection wells (dry wells). Effective storm water flood control depends upon both improved detention/retention areas and injection wells as well as natural basins and sinkholes.

- A. All drainage plans, construction and approvals shall be based on the 100 year flood event.
- B. No structures or on-site waste disposal systems shall be permitted to be built within the area affected by the 100 year flood event.
- C. To reduce overall system maintenance, storm water management should be accomplished on a watershed (regional) basis. The Planning Commission should identify and analyze the location of watershed (regional) storm water retention facilities. The Storm Water Management Program, should apply watershed management design techniques to all new construction.

UT-10 Towers proposed for cellular telephone or personal communications services should be recognized as a utility and, as such, provide a needed service to the community.

- A. Telecommunication services should collocate on existing towers, spires, or other structures when feasible. Detailed written analysis of collocation efforts should accompany application.
- B. New telecommunications towers should be designed and constructed so as to reasonably allow collocation of at least three service providers. Option and lease agreements should not prohibit the possibility of collocation.
- C. New towers should not be illuminated or be identified by signage except in accordance with requirements of state or federal regulations or signs displaying emergency contact information.
- D. All tower sites should be fenced for security purposes.
- E. All tower sites must be screened with dense vegetation at a minimum height of six feet, planted in a staggered pattern at a maximum distance of 15 feet on center.
- F. Towers should be white or light gray in color to enhance the ability to blend with the environment.

POLICIES REGARDING TRANSPORTATION

- TR-1 Provisions should be made for safe movement, in the most expeditious manner, of people and goods from place to place throughout the county.
- A. All existing roads which serve as collector routes and have a pavement width less than 24 feet should be improved with shoulders at least three feet in width.
 - B. Low water stream fords serving roads which have average daily traffic volumes greater than 500 vehicles per day should be replaced with acceptable bridges.
 - C. Rail crossings in the urban area should be grade separated where practicable.
 - D. Street name signs should be constructed and maintained at every intersection throughout the county.
- TR-2 Measures must be taken to ensure that all private and public development is undertaken in a manner which minimizes increased traffic congestion on existing streets, roads and intersections.
- A. Adjacent developments shall provide for internal circulation between them in accordance with the subdivision regulations.
 - B. At least one stub street should be constructed into each adjacent undeveloped property of 10 acres or more. The design of future alignment of street extensions onto adjacent tracts should benefit the surrounding community. Subsequent development of these adjacent tracts must then connect to the original stub street.
 - C. Access to existing collector and arterial roads shall be provided by newly constructed public streets spaced not closer than 600 feet on collectors and not closer than 1320 feet on arterials.
 - D. All residential developments of more than 10 lots should be served by an interior street system. Within the Rural Density Development District private access to existing state and county roads should be spaced at least 200' apart. Joint access easements providing one access point for two properties are encouraged.
 - E. Use of properly designed and located frontage roads and reverse frontage roads on newly constructed arterials and collectors shall be required.

- F. Increased building setbacks and more stringent sign controls on arterial and collector streets should be required.
 - G. Traffic calming techniques should be included in all new developments, where appropriate.
 - H. Development within the City limits of Bowling Green shall comply with the City's adopted Traffic Access Management Manual.
 - I. Within urban areas, private access to existing state, county or city streets should be as restrictive as possible, of few as necessary and align with other existing entrances.
- TR-3 Plans for new roads should be designed to accommodate traffic movement at a minimum level of service "C" for at least 30 years. New development or significant redevelopment should mitigate impact to level of service of existing roadways and intersections.
- A. Improvement of facilities and corridor locations for new routes should be based on a balance between considerations for the future travel demands and considerations for the relationship between the facility itself and nearby land uses.
 - B. Limited access highways, arterial and major collector streets should avoid penetrating viable neighborhoods and in most instances, these roads should form the boundaries of neighborhoods.
 - C. New development and redevelopment which is expected to have a significant impact, either by meeting an established trip generation or by Planning Commission determination should conduct a traffic impact study (TIS) to identify design criteria for the site, as well as, off site improvements to existing roadway facilities to mitigate any adverse impacts.
 - D. When private development prompts the need for public roadway improvement, developers should participate in the funding the cost of the needed improvement. Coordination with appropriate governments on need for capital improvement projects is encouraged.
- TR-4 Future transportation plans, coordinated by the City-County Planning Commission, the Barren River Area Development District, Metropolitan Planning Organization and local jurisdictions, shall consider all modes of transportation including highway, rail, water, air, mass transit, bicycle and pedestrian. Special attention should be paid to the mass transit needs of the elderly and the physically handicapped.
- TR-5 Although it is likely that the existing City County Airport will continue to serve the general aviation and air commuting needs of the community for the foreseeable future, plans for a regional commercial airport serving Warren County and Western Kentucky should be pursued.

TR-6 Improve regional access to and regional traffic flow within Bowling Green and Warren County.

POLICIES REGARDING COMMUNITY FACILITIES

CF-1 Public investments in new or expanded community facilities should be directed toward meeting the long range needs of a community with a population of 130,000. Measures which are only “stop-gap” or strictly interim in nature and which do not contribute directly to meeting a long range need should avoided.

A. The governments of Warren County and the Special Districts serving Warren County must be prepared to maintain and replace such community facilities as roads, water and sewer lines, parks, libraries and schools as a basic requirement of a healthy, livable community.

CF-2 Community facilities should be expanded to meet the lifestyle needs of an urban population and to function effectively as an emerging regional city. Because they are important components of our image and quality of life, special attention should be given to:

A. An expanded open space system of parks, greenways and preserves; any new development or redevelopment in Warren County should make provisions for implementation of the Greenbelt System Master Plan.

B. Diverse and continuing educational opportunities;

C. A variety of cultural and entertainment options; and

D. Convention and tourism opportunities.

CF-3 The governments of Warren County should seek equitable and acceptable ways to distribute the costs for public services and facilities between the private and public sectors.

CF-4 The governments of Warren County should provide for the public recreation needs of all segments of the population.

A. Recreation and park space should be made available as a required part of urban density development.

B. Where possible, school and recreation facilities should be combined to provide mutual benefits of service, safety, convenience and economy.

C. Scenic areas along the major surface streams in Warren County should be incorporated into a system of protected open spaces, scenic trails and parks.

CF-5 The governments of Warren County should provide a variety of supervised recreational

programs to reach the largest number of citizens in Warren County.

Appendix to Part III Policy Plan-Procedures for Establishing Focal Point Plans

A. Initiation of a Focal Point Planning Process

The Planning Commission recognizes that it does not have the resources to immediately complete detailed focal point plans for each area of Warren County designated as a working focal point. As a result, this plan establishes the following policies for scheduling and completing focal point plans.

1. Priorities for completing focal point plans. To maximize the use of limited resources and to provide the maximum positive impact on the community at large, focal point plans should be completed by the following general order of priority:
 - a) Working focal points within which major highway construction or reconstruction is underway or is included in the state's six year highway plan. Such plans may consolidate several working focal points and serve as highway corridor land development and neighborhood preservation plans.
 - b) Working focal points which include incorporated fifth and sixth class cities within Warren County.
 - c) Working focal points which include areas suitable for designation as urban renewal or redevelopment areas under KRS Chapter 99.
 - d) Working focal points with a development status of "growth", where imminent action by a government or public agency or utility is likely to have impacts which would accentuate or diminish the growth characteristics of the area.
 - e) Working focal points which include areas suitable for designation as Historic Districts.
 - f) Other working focal point areas that need special attention as determined by the Planning Commission.
2. A focal point planning process may be initiated by the Planning Commission consistent with the priorities listed above and as resources are available. The Planning Commission may also initiate a focal point planning process as a result of a written request from the legislative body of any incorporated city or from the Warren Count Fiscal Court. The Planning Commission will also accept requests from the Board of any local or state agency or authority whose facilities represent the dominant use in an area or from any association of citizens representing the majority of the residents and property owners within an area designated as a working focal point by this plan. Requests from local or state agencies and from Citizens Associations must include a resolution of support from a member government of the Joint Planning

Commission.

3. Upon receipt of a request to initiate a focal point plan, the Planning Commission will consider the request for inclusion in its work program. All requests to prepare a focal point plan will be included in the work program of the Commission. However, the scheduling of the plan work must be dependent upon the priority of the planning program as outlined above and the availability of Commission resources. Requests to initiate a focal point plan may be scheduled earlier if the request includes a provision of additional resources to the Commission such as special appropriations from a member local government or state/federal grants.

B. Participants in the Focal Point Planning Process

1. The Executive Director of the Planning Commission or a designee will act as coordinator of all focal point planning projects.
2. Focal point plans should be developed in a manner which maximizes citizen participation in the planning process. Each focal point planning program should be advised by a Focal Point Planning Committee. The Committee should include enough people to give representation to all segments of the focal point area. The Committee should have at least one representative appointed by a member government of the Joint Planning Commission to provide liaison with the legislative bodies. The local government representative need not reside within the focal point. Regular members of the planning committee should be lay citizens residing in, or owning land within the focal point.
3. Focal Point Planning Committee members may be asked to perform some of the required field work and to assist in identifying existing land use and development patterns; development constraints and opportunities; neighborhood assets and liabilities; community facility and infrastructure needs; long term goals and objectives for the future of the focal point; and specific policies for inclusion in the Comprehensive Plan for determining the suitability and compatibility of new private and public development within the focal point. The planning director will assign staff as required to provide technical assistance and clerical support for the focal point planning program. Where resources allow and the need exists, the Planning Commission may also retain the services of outside consultants and specialists to assist in the planning program.

C. **Contents of a Focal Point Plan**

Focal point plans are intended to implement the Goals and Objectives of the Comprehensive Plan for Warren County. As a result, policies derived from focal point plans should serve to supplement rather than replace the policies contained in the remaining elements of the Comprehensive Plan. The Plan Elements are intended to be amended by the Planning Commission to include the focal point plans. The Goals and Objectives of the Comprehensive Plan may be amended only by action of the legislative bodies of all member governments of the Joint Planning Commission. As a minimum, each focal point plan should contain the following elements:

1. **Focal point definition and boundary.** The boundary of a focal point must refer to recognizable landmarks so that it can be readily identified. Boundaries may overlap the apparent boundaries of the working focal point but may not overlap the boundaries of focal points covered by an adopted focal point plan. A preliminary boundary may be the same as a working focal point or a larger area. The final determination of a focal point boundary will be dependent upon the field studies and research described below:
 - a) The focal point boundary is intended to define a developed or developing area of the county which exhibits some commonality in land use, density, pattern of, and general style of development. The focal point defined by the boundary may be fully developed but it may also include substantial undeveloped land. Where a focal point includes substantial undeveloped land, that land should generally be surrounded by existing development which exhibits the commonality upon which the focal point is based.
 - b) Undeveloped land within a focal point but located on the periphery of existing development should not represent the majority of all the land in the focal point since it could reasonably become a focal point in its own right.
2. **Land use and parcel analysis.** To support the definition and boundary determination, an inventory of existing land use, parcel size, structural condition and ownership patterns must be conducted. Parcel size, structural condition and ownership patterns will help to reveal existing development densities and prospects for future development within the focal point. The land use and parcel analysis will update and provide additional detail to the land use and parcel analysis undertaken for the county-wide Comprehensive Plan.

3. **Analysis of population and economy.** This analysis will describe the existing population and the economic vitality of the focal point. It will include projections of population, housing and economic activity within the focal point under differing scenarios for growth management.
4. **Infrastructure analysis.** This analysis will graphically illustrate the condition and capacity of existing public facilities, utilities and streets within the focal point. The analysis will identify improvements that are needed to service existing development, and will identify where additional facilities or improvements are needed to support future development.
5. **Policy Plan.** Where applicable to the focal point, the plan should include policy statements which parallel those in the Comprehensive plan:
 - LU- Policies regarding land use.
 - EC- Policies regarding the economy and economic development.
 - EN- Policies regarding the environment.
 - UT- Policies regarding utilities.
 - TR- Policies regarding transportation.
 - CF- Policies regarding community facilities.

The Policy Plan Element of a focal point plan should be consistent with the Goals and Objectives as stated in the Comprehensive Plan.

6. **Recommendations for action.** Where public action is required to implement the focal point plan, those actions should be identified and assigned a priority. Focal Point Planning Committees are encouraged to justify and identify needed public actions without regard to whether actual resources exist to accomplish the action.

D. **Adoption of a Focal Point Plan**

Focal point plans represent amendments to, or additional elements of the community's adopted Comprehensive Plan. As such, the adoption of focal point plans must be performed in a manner consistent with the Kentucky planning enabling legislation at KRS 100.197.