

Preview of UDO Text Amendments

August 2, 2017 PB&Z
Committee

2017 Text Amendment Topics

- Rural Business
- Local Food
- Parking
- Signs
- Landscaping
- Other Substantive
- Miscellaneous Housekeeping



RURAL BUSINESS

Issue: The UDO limits the siting of rural business operations, such as cottage food production, artisan workshops, indoor contractor's storage/workshops, etc.

Solution: Introduce regulations to allow low impact business operations on larger parcels in low density, rural areas.



LOCAL FOOD

Issue: The Sustainability to the Lake County Regional Framework Plan goals include encouraging local food production, and it is necessary to resolve inconsistencies with Health Department regulations.

Solution: Create opportunities for local food production/processing by codifying best practices, reducing regulatory barriers, and aligning the code with Health Department regulations.

PARKING

Issue: There is a need to "right-size" the minimum parking standards for certain uses and codify departmental policies and practices.

Solution: Provide added flexibility, address nuances within use categories, and codify current staff procedures.

6

SIGNS

Issue: Amend sign regulation content to achieve content neutrality. This is in response to the recent Reed v. Gilbert Supreme decision.

Solution: Remove content-specific regulations in sign ordinance, particularly in temporary sign categories and residential/nonresidential distinctions.

7

LANDSCAPING

Issue: The current UDO standards contain conflicting, overlapping, and overly rigid standards.

Solution: Reorganize and modify landscaping standards to streamline administrative processes, highlight and promote best management practices, and incorporate flexibility.

OTHER SUBSTANTIVE

Provide regulatory language to address non-customary recreational structures.

Modify Director authority related to the expansion of uses and structures under previously approved Conditional Use Permits (CUPs).

MISCELLANEOUS HOUSEKEEPING

Miscellaneous amendments are being proposed to provide clarification on regulations, address inconsistencies between sections of the code, expand examples of different uses, and address minor errors within the code.