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MEMORANDUM

To: Planning, Building and Zoning Committee

From: Christopher Marx, Planning Intern
Brittany Albrecht Sloan, Interim Deputy Director and Zoning Administrator

Date: August 27, 2013

Re: Proposed 2013 Unified Development Ordinance Text Amendments

Planning, Building and Development Department staff periodically recommend changes to the Unified Development Ordinance (UDO) to address internal inconsistencies, new issues, and to maintain the Ordinance's currency. In addition to housekeeping amendments, staff is recommending amendments relating to local food-oriented activities including beekeeping and chicken cultivating, as well as streamlining review processes. Attached for the Committee's review is a packet of proposed amendments, which are structured into four main sections: "Local Food," "Streamlining," "Other Substantive" and "Housekeeping."

As discussed at previous Committee meetings this summer, which included a presentation of the Lake County Sustainable Local Food Systems Report on May 7, 2013, the local food amendments will remove barriers to growing and cultivating food on residential properties. As discussed with the Committee on May 28, the streamlining amendments will remove routine items from Committee agendas by simplifying the administrative review functions and grant greater flexibility to the Director for review efficiency. Other substantive amendments include creating design standards for parking lot layouts, providing an administrative mechanism for approving fence aesthetics, and allowing ordinance violations to be processed through administrative adjudication. Lastly, housekeeping amendments will clarify the current UDO provisions, codify current interpretations of the Ordinance and eliminate inconsistencies.

The following page includes a guide to the amendment packet. The Committee can forward its comments and recommendations on these proposed amendments to the County Board.

2013 General Text Amendments Dashboard

Amendment Number	Category	Page Number	Purpose and Description
1	Local Food	1-3	Allows beekeeping on residential lots greater than 10,000 sf in area
2	Local Food	3-5	Allows chicken-raising on residential lots greater than 10,000 sf in area
3	Local Food	5-7	Exempts hoophouses or greenhouses used for local food production from building codes; allows establishment on residential lots greater than 10,000 sf in area
4	Local Food	7	Extends permitted farm produce sales from 6 months to 8 months
5	Local Food	8	Adds language supportive of local food production
6	Streamlining	9	Allows the Director to act on CUP extension requests of up to 2 years
7	Streamlining	9	Authorizes the ZBA to act on certain Delegated CUP amendments
8	Substantive	10	Authorizes the Director to modify certain standards for fences
9	Substantive	11	Establishes parking lot design standards
10	Substantive	11-12	Introduces Administrative Adjudication as an enforcement remedy for UDO violations
11	Housekeeping	13	Corrects reference and procedural errors
12	Housekeeping	13-17	Corrects cross section reference errors
13	Housekeeping	18	Clarifies classification of minor and major variances for Articles 4 and 8
14	Housekeeping	18	Clarifies the minimum lot size for kennel establishment in the Agriculture (AG) zoning district
15	Housekeeping	19	Corrects a typographic error
16	Housekeeping	19	Clarifies the height limits for accessory dwelling units
17	Housekeeping	19-20	Amends parking court pavement standards
18	Housekeeping	20	Updates Lake County GIS maps web address
19	Housekeeping	20-21	Corrects previous omissions of references to the R-4A Zoning District
20	Housekeeping	21	Deletes outdated commentary
21	Housekeeping	21	Eliminates an inconsistency
22	Housekeeping	22	Eliminates an inconsistency
23	Housekeeping	22	Clarifies standards for rebuilding nonconforming single family dwellings
24	Housekeeping	23	Eliminates redundant commentary and references thereto
25	Housekeeping	23	Eliminates definition of an unused term
26	Housekeeping	23	Eliminates a duplicate definition
27	Housekeeping	24	Modifies definition of "kennel"
28	Housekeeping	24	Defines "nightclub"
29	Housekeeping	24	Amends definition of "public park"
30	Housekeeping	25	Identified mulch production as an example of manufacturing and production uses
31	Housekeeping	25	Revises the Health Officer Approval Certificate for Plats
32	Housekeeping	26	Corrects a grammatical error