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MEMORANDUM

To: Planning, Building and Zoning Committee
From: Eric Waggoner, PB&D Director
Date: May 28, 2013
Re: Summary of Current Agricultural Regulations in the Lake County Unified Development Ordinance

In advance of the Committee's discussion of local food-related amendments to the Unified Development Ordinance (including bees, chickens, etc.), the Committee directed staff to prepare a summary of the current regulations governing farm animals. The following table illustrates the current lot size and permitted zoning districts for various agriculturally related animals:

Animal Type	Permitted Zoning Districts	Minimum Lot Area
Private Stable (accessory use)	AG, RE, E, R-1	80,000 sq. ft.
Stable (principal use)	All Zoning Districts	200,000 sq. ft.
Bees (principal use)	All Zoning Districts	200,000 sq. ft.
Bees (accessory use to Crop Raising as a principal use)	All Zoning Districts	No Minimum
Chickens	All Zoning Districts	200,000 sq. ft.
Other Livestock	All Zoning Districts	200,000 sq. ft.

The Planning, Building and Development Department has prepared UDO amendments based on best practices research in the region that would relax the zoning requirements for bee-keeping and chicken-raising in the unincorporated areas as an accessory use. The following table summarizes the proposed Unified Development Ordinance changes relating to bees (to be discussed at the May 28 meeting) and chickens (to be discussed at the June 4 meeting):

Animal Type	Permitted Zoning Districts	Minimum Lot Area
Bees (accessory use)	AG, RE, E, R-1, R2, R-3, R-4	10,000 sq. ft. per hive
Chickens (accessory use)	AG, RE, E, R-1	40,000 sq. ft.

The draft bee-keeping and chicken-raising amendments will be included in the Committee packet for the May 28 and June 4 meetings, respectively. The following month the Committee will take action to recommend directing the Zoning Board of Appeals to conduct the public hearing process for these and other UDO amendments.