



LAKE COUNTY
Investing in People
and Our Communities

PWPT Review of Unified Development Ordinance (UDO) Amendments

June 26, 2019

UDO Amendment Process



Text Amendment Topics

- Rural Business
- Local Food
- Parking Regulations
- Landscaping
- Other Substantive
- Housekeeping



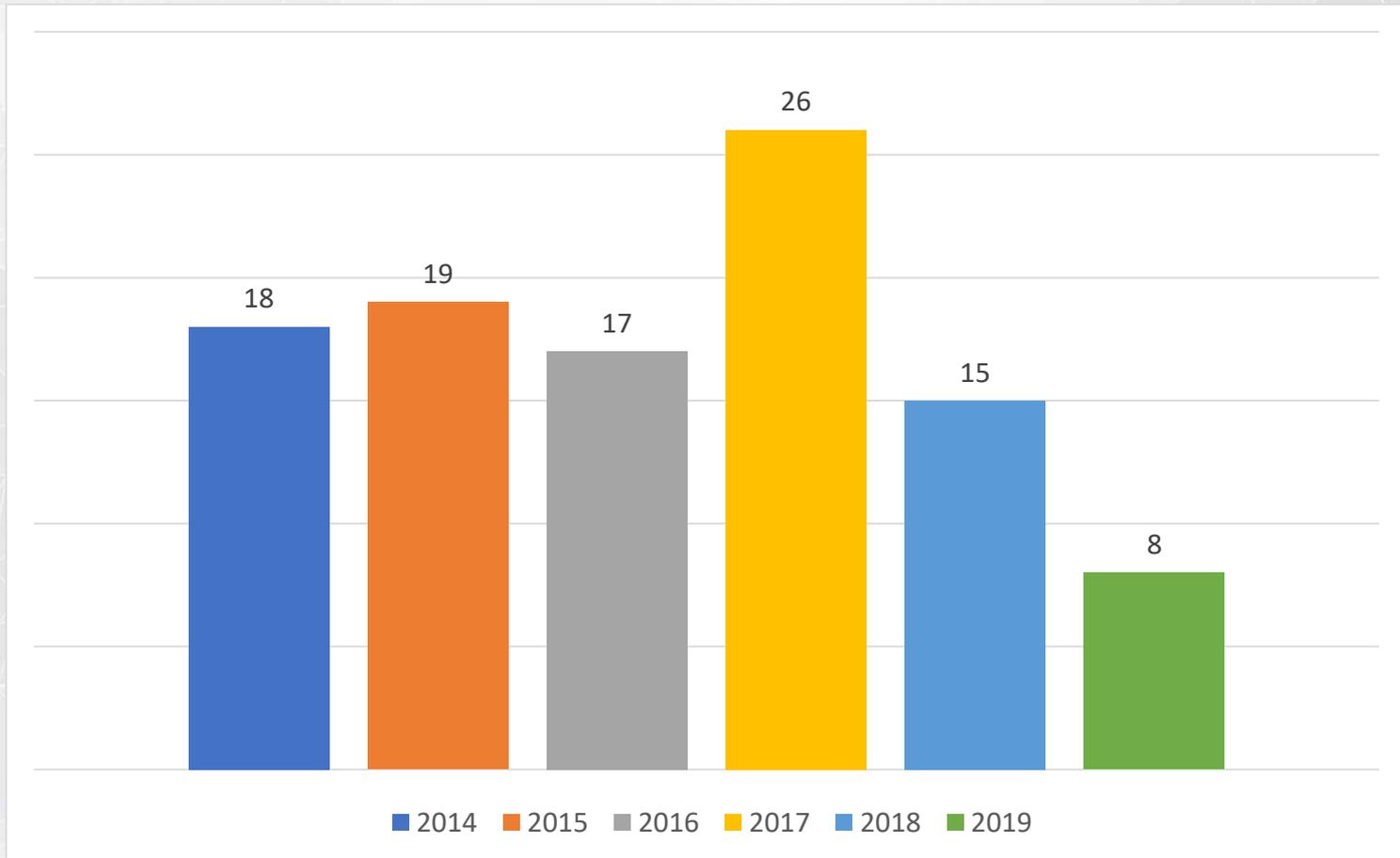
Local Food

- Backyard Chickens
- Hoophouses
- Cottage Food Operations
- Local Food Gardens
- Farm-to-Table Events
- Farmers' Markets
- Value-Added Agricultural Processing



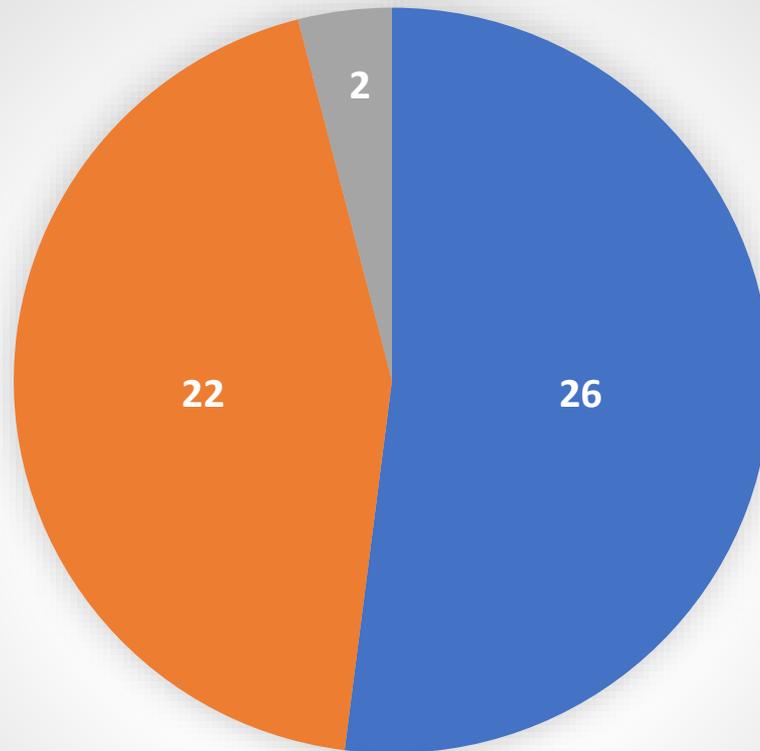
Backyard Chickens

Number of Registrations



Backyard Chickens

Code Cases 2014 - 2019



■ Roosters ■ Unregistered ■ Ineligible

Backyard Chickens

- Coops may be freestanding or integrated into an accessory structure. Freestanding coops shall not exceed 8 feet in height.
- Reduction in minimum lot size

Minimum Lot Size	Maximum Number of Hens Allowed
<u>None</u>	<u>4</u>
10,000 sq. ft.	6
20,000 sq. ft.	8
40,000 sq. ft.	10
80,000 sq. ft.	12

ZBA recommended removing the lot size reduction from the adopted text amendments.

Hoophouses

- Reduce minimum lot size from 10,000 square feet to 8,500 square feet
- Increase maximum allowable size from 50 square feet to 100 square feet to accommodate commercially available models
- Allow ornamental plants to be grown in hoophouses

ZBA recommended increasing the lot area increment needed to allow for additional hoophouse square footage from 10,000 square feet to 20,000 square feet and prohibiting hoophouses in front yards.

Cottage Food Operations

- Permits the production of certain food items in a residential kitchen for sale exclusively at farmer's markets
- Subject to existing home occupation regulations
- Must annually apply for Cottage Food Operation Registration from the Lake County Health Department

Local Food Gardens

- Allowed on lots of any size, in any zoning district
- Standards for operations and maintenance, including:
 - Daylight hours only
 - End of season maintenance
 - Regular weeding
 - Composting standards
- Sufficient off-street parking must be provided
- Mechanized equipment is limited
- Provides accessory structure standards

Farm-to-Table Events

- Adds farm-to-table events as a permitted temporary Event of Public Interest
- Subject to existing standards, including:
 - Maximum of 15 days per calendar year
 - Only nonresidential or institutional properties
 - Adequate parking must be provided
 - Liquor permit may be required
 - Additional standards may apply as necessary
- Requires a temporary food service permit from the Lake County Health Department

Farmers' Markets

- Adds farmers' markets as a type of Temporary Sales
- Permitted in all zoning districts for a maximum of 24 days a year
- Residential properties require:
 - Minimum lot area of 80,000 square feet
 - Minimum road frontage of 190 feet
- Must provide adequate off-street parking
- Additional standards including daylight hours, source of products, setbacks, traffic and access considerations

Value-Added Agricultural Processing

- The small-scale processing and/or packaging of raw agricultural products resulting in an increase in the value of the agricultural product
- Allows value-added products to be sold through Farm Produce Sales
- Processing allowed as an accessory use to a permitted agricultural use, subject to the following conditions:
 - No more than 1,200 square feet of floor area to be used
 - Primary ingredients grown on-site
 - Will not cause odor, vibration, etc. perceptible beyond the property lines

Rural Business

- Rural Home Occupation
- Rural Business
- Landscape Contractor's



Rural Home Occupation

- Minimum lot size of 80,000 square feet
- Home occupation may occupy no more than 50% of the home or one detached accessory structure
 - Accessory structures must meet setbacks for a principal structure
 - No more than 1,000 square feet on an accessory structure may be used for home occupation
- Maximum of 3 nonresident employees, operator must be full-time resident
- No more than 6 customers a day, from 8:00 a.m. to 8:00 p.m.

Rural Business

- Permitted on Agricultural lots 200,000 square feet or more, requires a delegated CUP for:
 - Outdoor storage in excess of 10% of the site in AG
 - Lots greater than 200,000 square feet in Estate or Residential-1 zoning districts
- Rural Businesses shall not be located in platted subdivisions
- Must comply with general development standards (landscaping, parking, lot coverage, etc.)
- Equipment, parking, and material storage shall be screened from adjoining properties. Limit on height of material storage.

Landscape Contractor's Storage Yard

To reduce practical barriers to establishing landscape contracting uses, the following code amendments are proposed:

- Reduce the required minimum lot size from 400,000 square feet (10 acres) to 200,000 square feet (5 acres)
- Removes requirement that 50% of the site is to be planted and maintained as nursery stock within 12 months of CUP approval.

General Development Standards

- Parking Regulations
- Landscaping



Restaurant Parking

Restaurant Classes:

- Class “A” – Fast Food
- Class “B” – Fast Casual
- Class “C” – Full Service

Summary:

- Fast Food – Reduce number of parking spots
- Fast Casual – Require highest parking ratio
- Full Service – No change to ratio
- Additional: Require 1 parking space per 3 employees

Other Parking Amendments

Warehouse Parking:

- Require 1 space per employee for warehousing and freight movement uses

Other:

- Clarify calculation methodology:
 - Consider net floor area of each use (not gross floor area), clarify areas to be exempt from parking requirements.
- Clearly address parking for fleet vehicles
- Provide for further analysis of parking/circulation needs

Landscaping

- Relocate Best Management Practices (BMPs) section to encourage greater visibility and utilization
- Include credits for the incorporation of native plants to encourage sustainable practices.
- Allow for practical application of landscaping requirements when those features overlap
- Reorganize text for straightforward interpretation
 - Consolidate discretionary language (presently spread throughout the section)
- Adjust plant material standards to reflect best practices and nursery stock availability

Other Substantive & Housekeeping

- Other Substantive
 - Non-Customary Recreational Structures
 - Temporary Uses
 - Setback Exception
- Miscellaneous Housekeeping



Non-Customary Recreational Structures

- Allow in agricultural and residential zoning districts, (other than Rural Estate) on lots greater than 40,000 square feet
 - Would require a delegated conditional use permit (CUP) on lots less than 40,000 square feet
- Establish Standards:
 - Setbacks to property lines and existing structures
 - Noise restrictions (reflect nuisance ordinance)
 - Hours of use (8:00 – 8:00 or established w/ CUP)
 - Lighting restrictions
 - Landscape buffering and fencing on site-specific basis

Other Substantive

- Specify temporary events of public interest located in a residential district must be directly related to approved nonresidential, institutional or agricultural use
 - Allowed: Church benefit dinner, school fundraiser, barn dance
 - Not Allowed: Concert series on agricultural property
- Add temporary use to allow a quasi-governmental agency to conduct public safety training in a temporary structure
 - Permit shall not exceed a period of more than 1-year
- Eliminate gutters from list of encroachment exceptions

Miscellaneous Housekeeping

- Housekeeping amendments aim to:
 - Correct typographical errors
 - Relocate sections to maintain alphabetical order
 - Clarify the intent of existing ordinance provisions