

# INFORMATION PAPER



July 28, 2021  
 Planning, Building and Development  
 Eric Waggoner, Director

## **SUBJ: PROPOSED TEXT AMENDMENTS FOR WILDLIFE REHABILITATION AND ECOTHERAPY FACILITIES IN UNINCORPORATED LAKE COUNTY**

**Summary:**

The Planning, Building and Development Department staff periodically recommends changes to the Unified Development Ordinance (UDO) to streamline processes, offer flexibility, respond to new trends, and clarify technical matters. This summer, staff is engaging the Public Works, Planning & Transportation Committee in a discussion series focused on nature-based zoning amendments. Staff began the series with a discussion on animal exhibitions and is now introducing the second and third topic in the series: “ecotherapy” facilities and updates to the existing regulations for Wildlife Rehabilitation facilities.

Ecotherapy is an emerging trend of nature and animal-centric therapy practices that involves immersion of the client into a natural setting to aid with growth and healing and may be especially focused on mental health needs. Interactions between humans and nature, and humans and animals are key components. This type of facility is best suited to rural properties that have access to open, green spaces and are able to support outdoor activities. The proposed amendments would allow these facilities to operate in the Agriculture (AG), Rural Estate (RE), Estate (E), and Open Space (OS) districts with a delegated Conditional Use Permit (CUP).

Wildlife Rehabilitation facilities are currently permitted as a principal use in the AG and OS zoning districts and as an accessory residential use in the residential zoning districts with a non-delegated CUP. The proposed amendments would allow these facilities as a principal, non-residential use in both residential and commercial zoning districts and as an accessory residential use in the AG, RE, E, and Residential-1 zoning districts with a delegated CUP.

**Next Steps:**

Following the PWPT Committee discussion on July 28, 2021, PB&D staff will return to the Committee’s next meeting to get consensus and direction on these topics prior to proceeding to the fourth and final topic (bird friendly building design) and thereafter presenting a comprehensive amendment packet to initiate the Zoning Board of Appeals public hearing process this fall.

Attachment: EXHIBIT A: PROPOSED AMENDMENTS TO CHAPTER 151

COORDINATION & ALIGNMENT	Staff Coordination	Strategic Initiatives			2019 Strategic Goals				2019 Strategic Themes										
	✓ CAO ✓ PB&D	X						X	X		X			X					
	Regional Leadership	Fiscal Responsibility	Exceptional Service and Operational Excellence	Public Safety & Justice	Econ. Opportunities	Infrastructure	Sustainable Enviro.	Build Healthy Communities	Inter-Org. Coop.	Quality of Life	Econ. Development	Infrastructure	Enviro. Sustain.	Sustainability	County Branding	Mental Health	Specialty Funding	Diversity & Inclusion	