

EXHIBIT A: AMENDMENTS TO CHAPTER 151 OF THE UNIFIED DEVELOPMENT ORDINANCE

I. Local Food – Part 2

Amendment #1

Summary: Recognizes local food gardens as separate and permitted agricultural land use on lots of any size.

Amend Section 151.111 Zoning Use Table to read as follows:

		Residential												Nonresidential								
Use Category	Use Types	AG	RE	E	R1	R2	R3	R4	R4a	R5	R6	RR	GO	LC	RC	GC	LI	II	OS	Use Standard	CUP Decision	
Agriculture	Local Food Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			

Summary: Identifies standards for the Local Food Garden use.

Amend Section 151.112(~~FF~~) to read as follows and renumber all subsequent sections accordingly:

(~~FF~~) Local Food Garden (Agriculture use category). The standards of this subsection (~~FF~~) shall apply to local food gardens that are principal uses.

(1) Operations and Maintenance

- (a) The operation and maintenance of local food gardens shall be allowed only during daylight hours.
- (b) Regular weeding and maintenance shall be required to maintain a property free from grass and/or weed growth in excess of 10 inches.
- (c) If a cover crop or mulch is not used during end of season maintenance, all annual plants shall be cropped to a height of not more than 10 inches and waste material must be discarded at the end of the growing season.
- (d) Any composting areas shall be located on the same parcel as the permitted local food garden, all composted materials must be produced on site, no compost pile shall exceed 4 feet in height, and no single compost pile can be in excess of 100 square feet in area. All compost piles shall be fenced with a six foot solid fence, and be setback a minimum of 30 feet from any existing structure on any adjoining parcel, not including storage structures such as garages or sheds.
- (e) Local food gardens must be maintained as to remain free from undue accumulated waste, such as to cause odors reasonably detectable on adjacent properties.

(2) Accessory structures.

- (a) Sheds not to exceed 250 square feet in area shall be permitted to serve local food gardens, and shall only contain tools and materials to cultivate onsite crop raising.
 - (b) Hoophouses shall be permitted and shall comply with Section 151.113(H).
 - (c) Above ground water storage structures and/or cisterns may be permitted at the discretion of the Planning, Building and Development Director, and adequate visual screening and buffering is required for such structures.
 - (d) Accessory structures shall be located a minimum of 30 feet from any existing structures on any adjoining parcel, such as dwellings, non-residential buildings, patios, porches, gazebos, decks, or swimming pools, but not including storage structures such as garages or sheds.
- (3) Ornamental plants may be cultivated in local food gardens.
- (4) Sufficient off-street parking shall be provided to serve local food garden operations, as determined by the Planning, Building and Development Director.

<p><u>COMMENTARY: Mechanized equipment and hand labor similar in scale and designed for residential gardening shall be permitted. The use of large-scale mechanized farm equipment, not customarily used for residential gardening, such as combines, disc plows, and large engine tractors is prohibited.</u></p>
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Summary: Allows Local Food Gardens on nonconforming lots.

Amend Section 151.233(B)(1)/Nonconforming Lots/Uses to read as follows:

151.233(B)(1) In AG, RE, E, R1–6, and RR Districts, vacant nonconforming lots may be developed with a detached house, government uses or structures containing no assembly space, ~~or~~ basic utility structures, or local food gardens, provided that the use complies with the minimum standards of this section and the requirements of the Lake County Health Department or other agency providing sewer service.

Summary: Defines Local Food Garden.

Amend Section 151.271/Terms Defined to read as follows:

Local Food Garden. A parcel or any portion thereof, managed and maintained by a person or group of persons, for the growing and harvesting of food products, exclusive of large-scale agricultural crop raising.